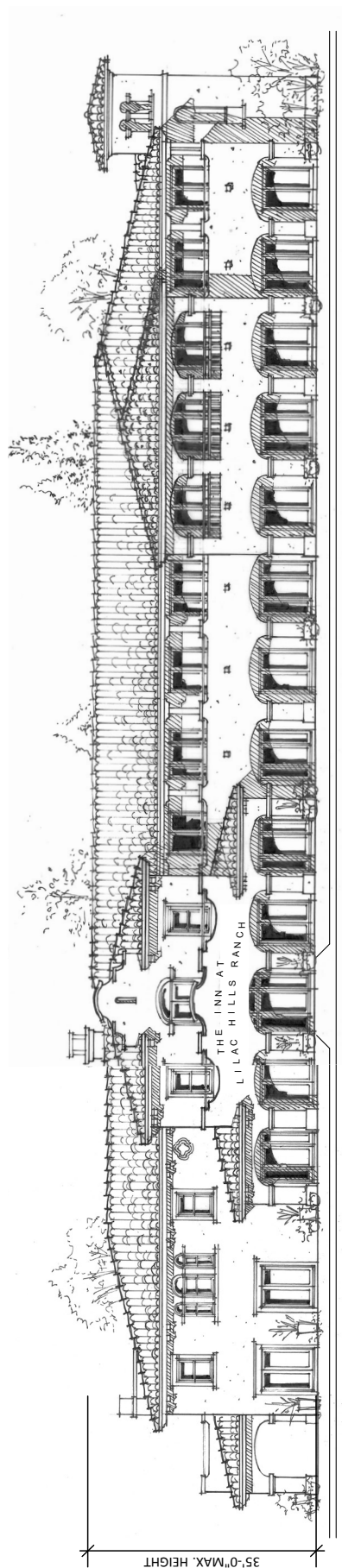


## Country Inn Concept Plan

LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

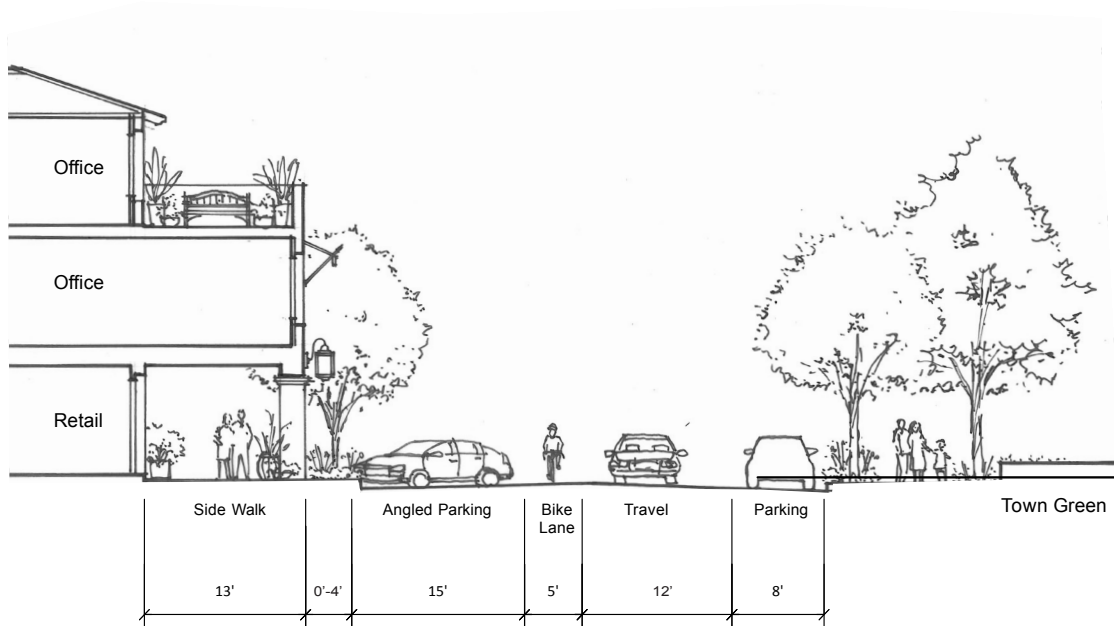
FIGURE 73



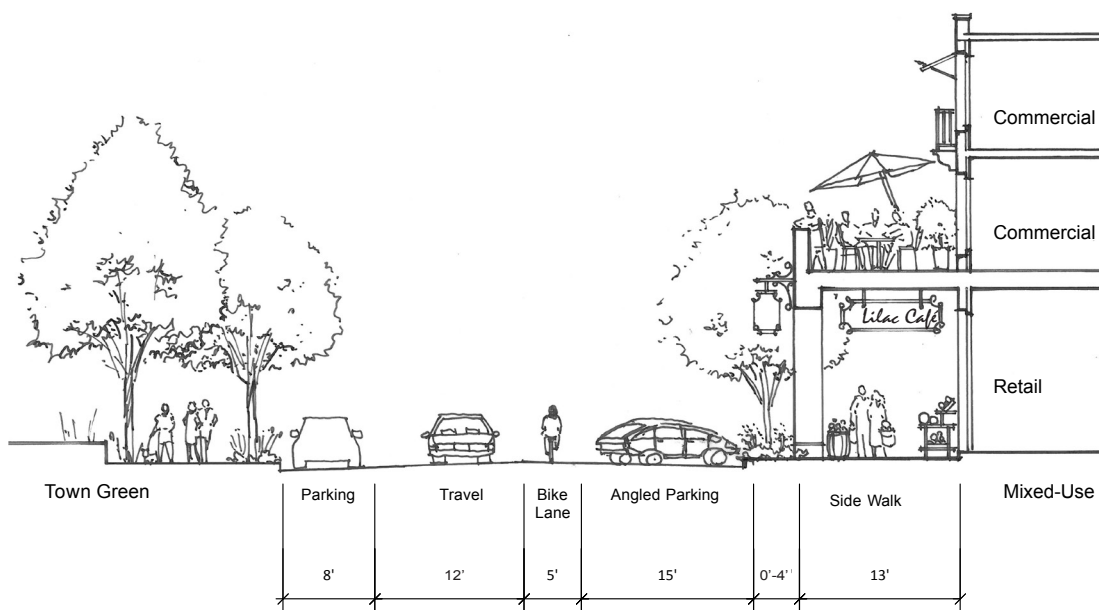
## Country Inn Elevation

LILAC HILLS RANCH SPECIFIC PLAN





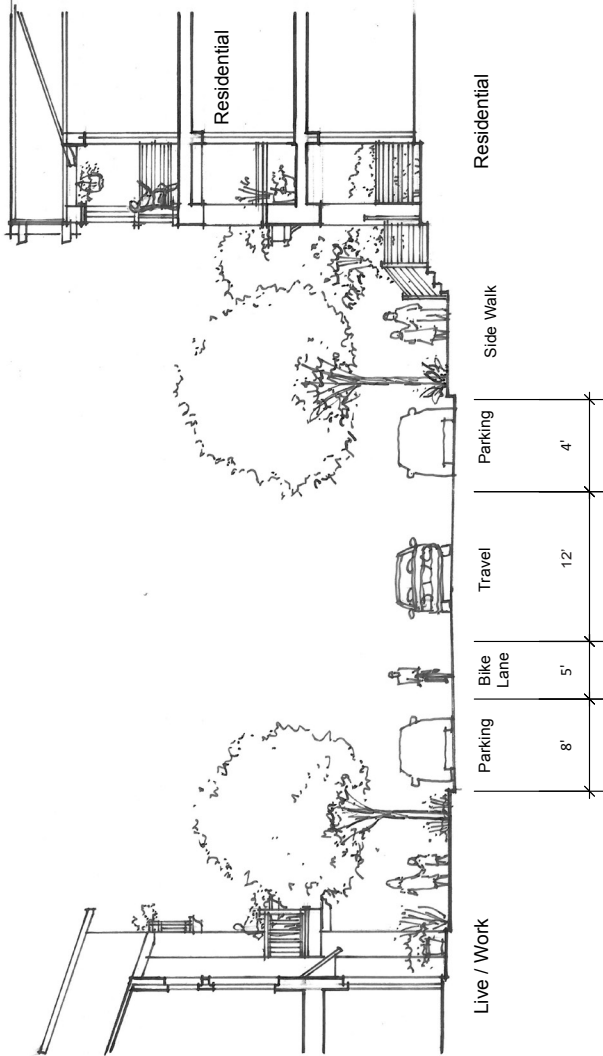
**North Main Street**  
no scale



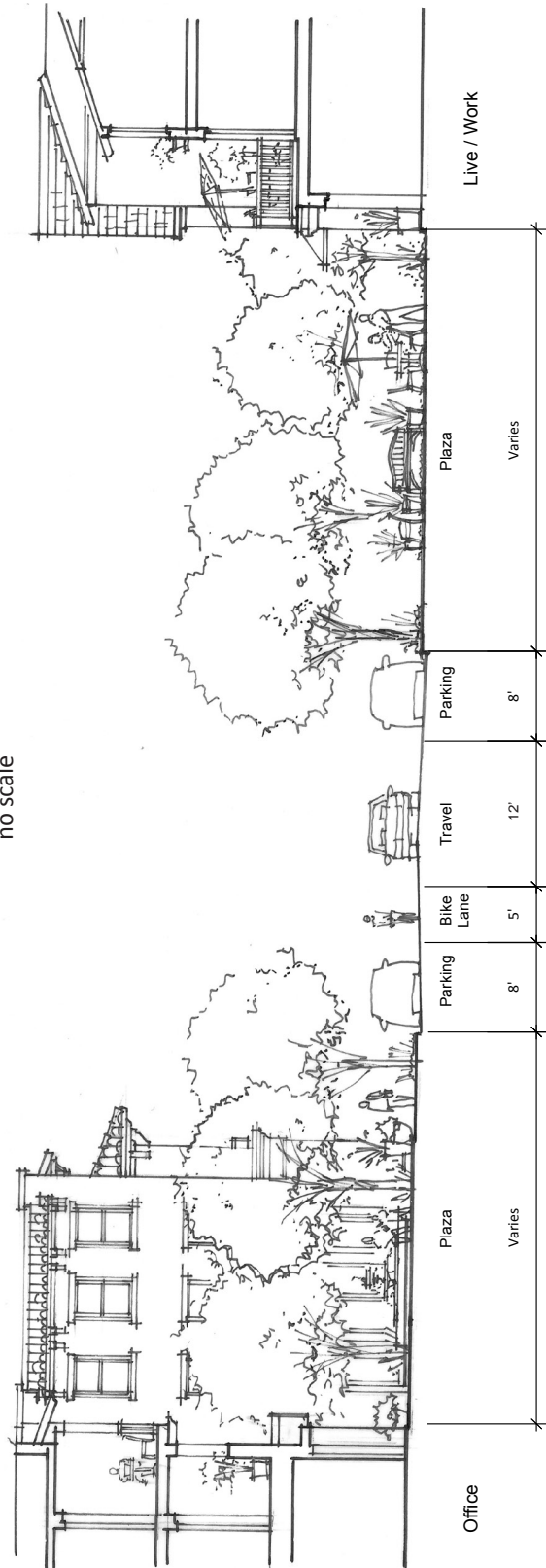
**South Main Street**  
no scale

## Town Center Sections

LILAC HILLS RANCH SPECIFIC PLAN



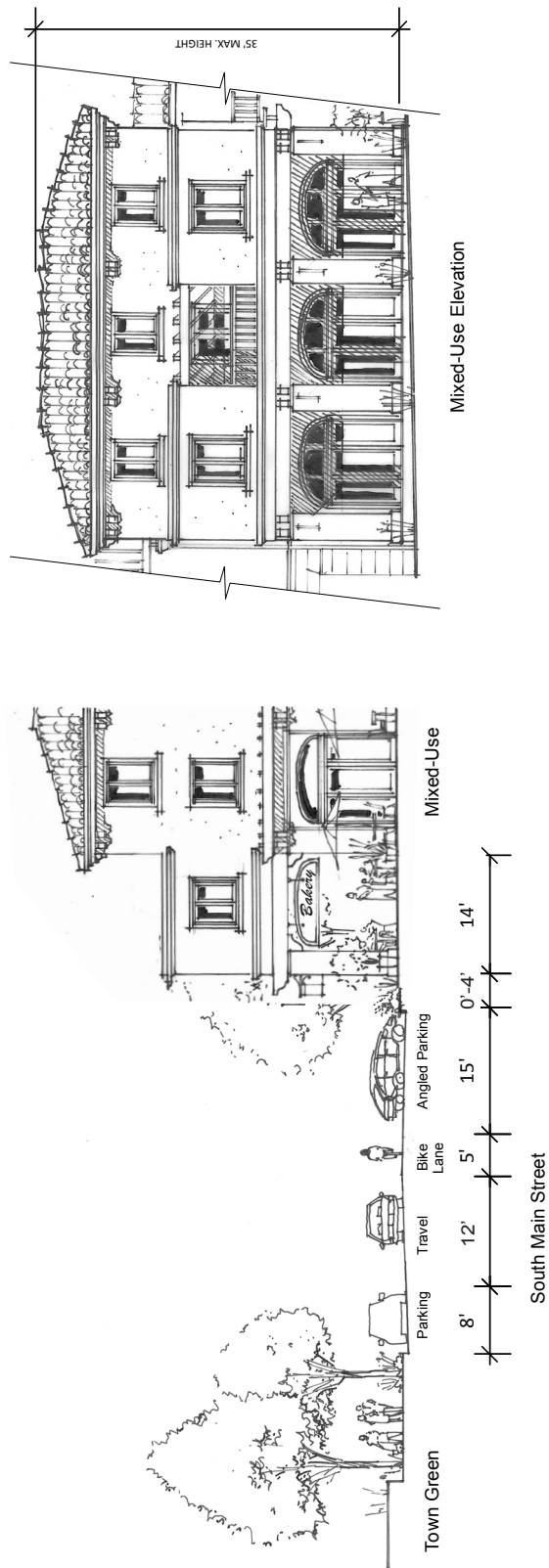
**South Main Street  
East of Lilac Hills Ranch Rd.**  
no scale



**South Main Street  
West of Market Street**  
no scale

# Town Center Sections

LILAC HILLS RANCH SPECIFIC PLAN

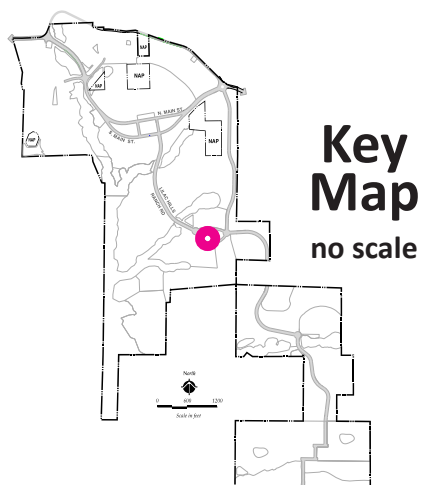
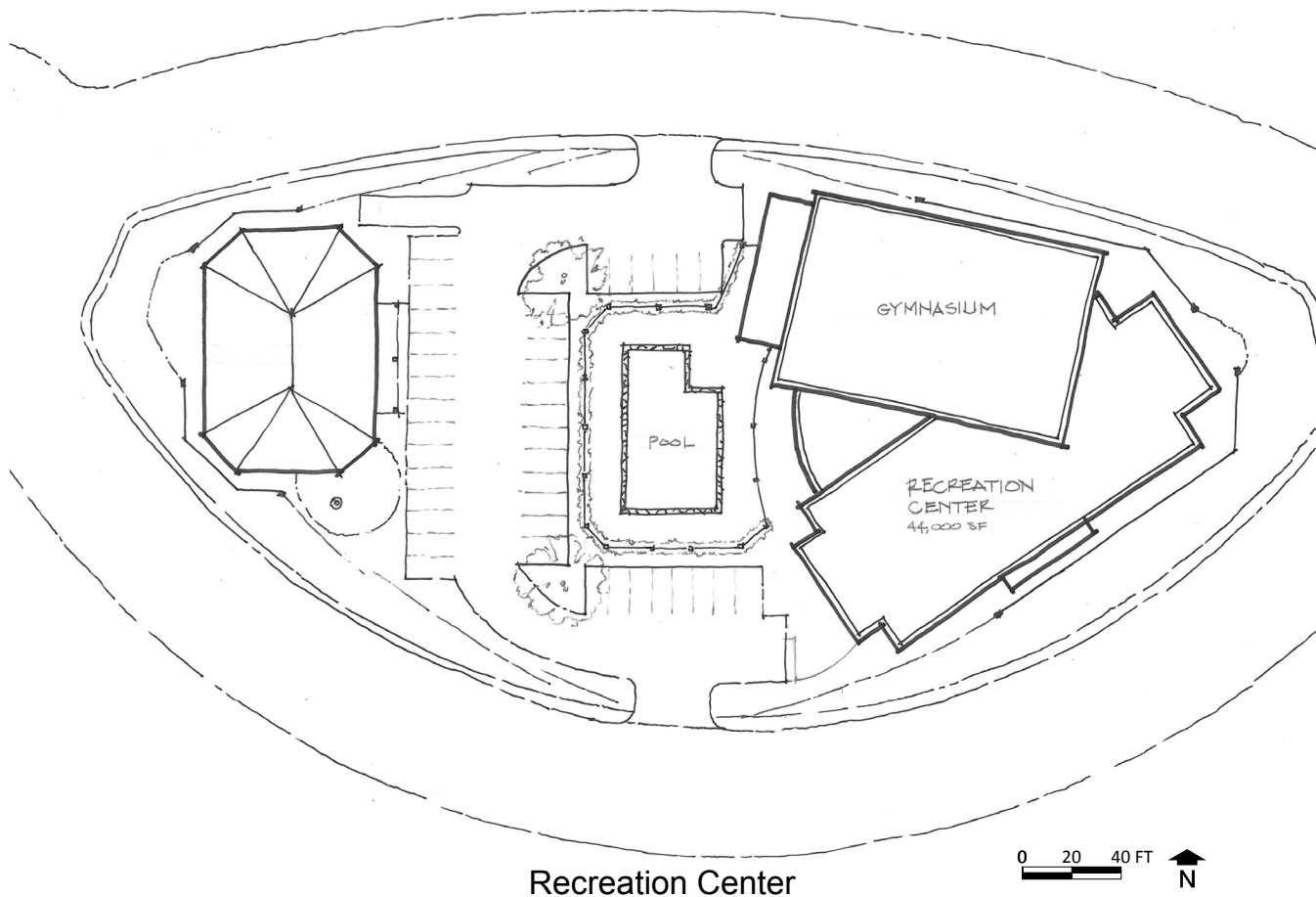


Promenade Section - Town Center Retail

no scale

## Town Center Section

LILAC HILLS RANCH SPECIFIC PLAN



This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

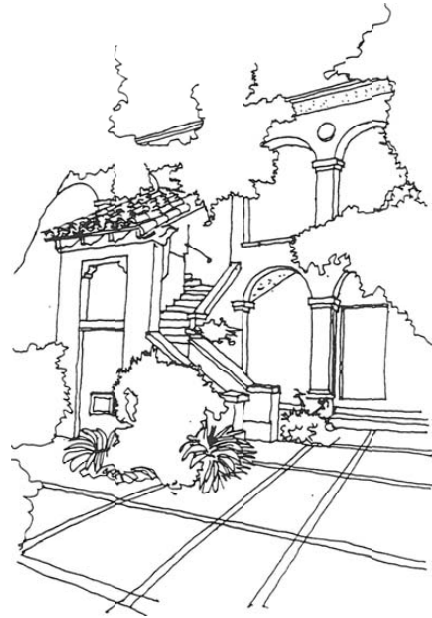
## Private Recreation Facility Site Plan

LILAC HILLS RANCH SPECIFIC PLAN

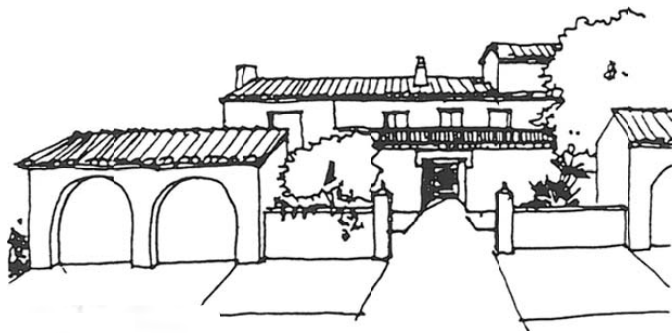




View of Cluster Courtyard from above



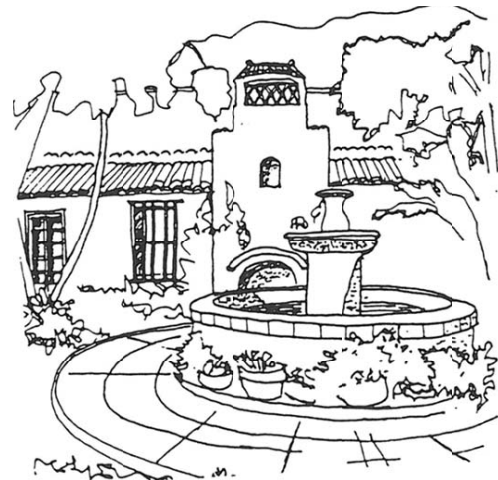
Enhanced exterior staircase and Loggia



SF Attached Garage and entry court



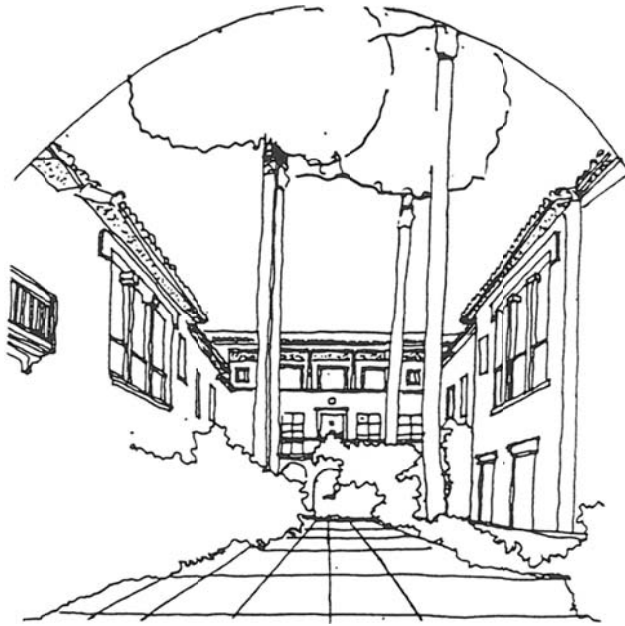
Garages integrated into building mass with pedestrian paseo.



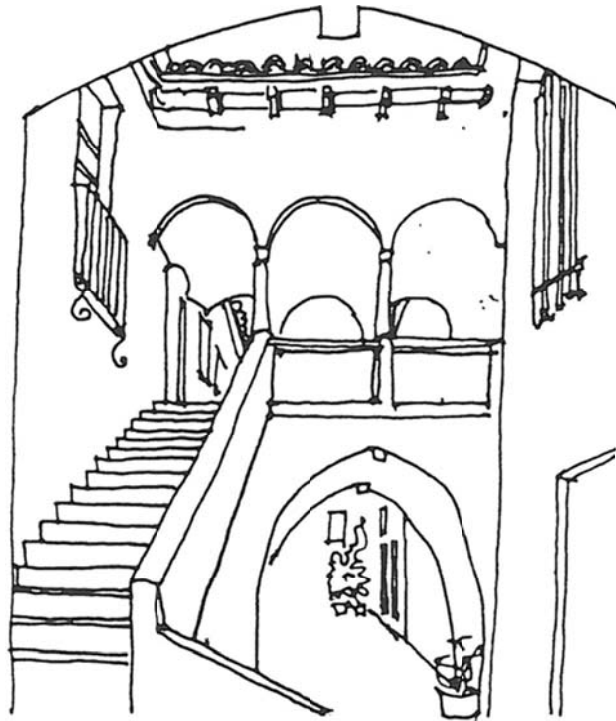
Town Center courtyard with fountain

## Single Family Attached Design Vignettes

LILAC HILLS RANCH SPECIFIC PLAN



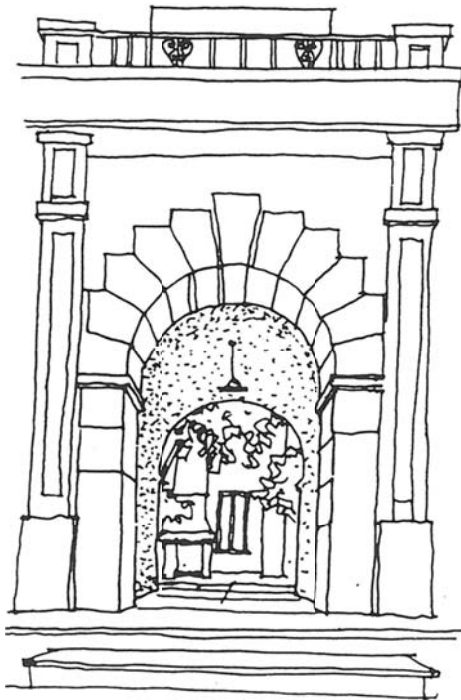
Courtyard framed with single family / attached buildings



Exterior entry to units on the second floor

## Single Family Attached Design Vignettes

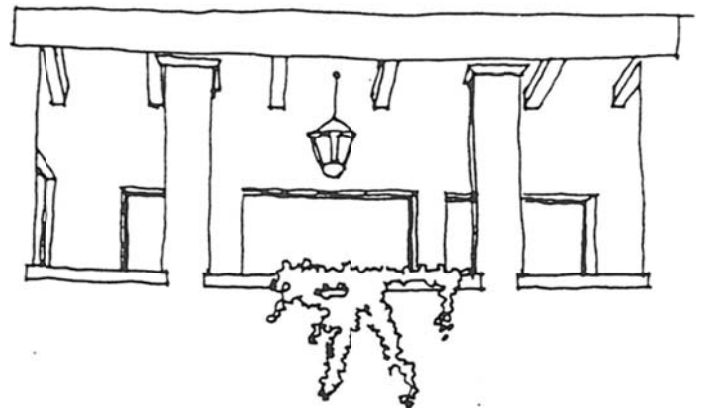
LILAC HILLS RANCH SPECIFIC PLAN



Main entry in building with a courtyard



Two and Three story massing with a corner deck



Exterior living area on an upper floor



Enhanced entry sequence with landscaping, steps and walls.

## Single Family Attached/Mixed-Use Design Vignettes

LILAC HILLS RANCH SPECIFIC PLAN

## Town Center & Neighborhood Center Development Standards

	SINGLE FAMILY ATTACHED				MIXED-USE/ COMMERCIAL		
Lot Configuration	<u>1</u> Live Work Townhome, Tandem Parking	<u>2</u> Townhome, Attached Tuck-Under Garage	<u>3</u> Luxury Townhome	<u>4</u> Four-Plex	<u>5</u> Commercial/ Mixed-Use <u>6</u>	<u>6</u> Residential Mixed-Use (Vertical) <u>8</u>	<u>7</u> Residential Mixed-Use (Horizontal) <u>7</u>
<b>GENERAL</b>							
Minimum Lot Size (Sq.Ft.)	1000	1,365	2,100	3,375	1,000	1,000	2,000
Minimum Lot Width	16	21	21	45	N/A	N/A	N/A
<b>SETBACKS <u>1,5</u></b>							
Front							
Unit	0	0	0	5	0	0	0
Porch	0	0	0	0	0	0	0
Garage	0	0	0	3	0	0	0
Side							
Interior <u>2</u>	0	0	0	0	0	0	0
Exterior	5	5	10	5	0	0	0
Porch	0	0	0	3	0	0	0
Rear							
Unit	0	0	0	0	0	0	0
Garage	0	0	0	0	0	0	0
Accessory Structure <u>4</u>							

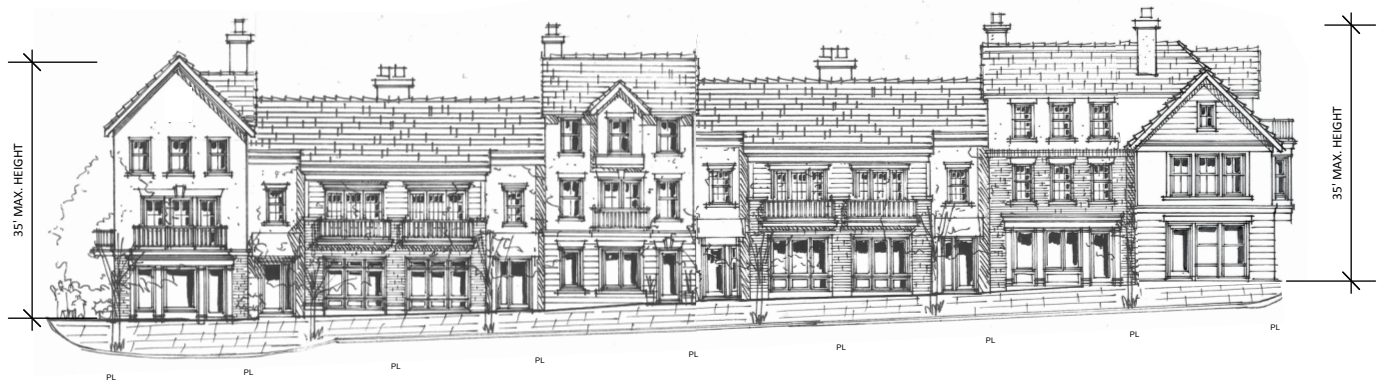
Note: Dimensions are in feet, and Size and Floor Area are in square feet

1. To interior private streets, parking, walks or building parcel property lines.
2. Use easements or zero lot line allowed.
3. Allows lot lines for interior units of a multi-plex building.
4. Carports, trellis or patio structures.
5. Ancillary units are allowed and must comply with building setbacks for main unit.
6. Includes Office over Retail, Office over Office, Retail over Retail
7. Includes Residential Condos or Apartments located to adjacent Commercial Buildings
8. Includes Residential over Retail or Office

## Town Center & Neighborhood Center Development Standards Table

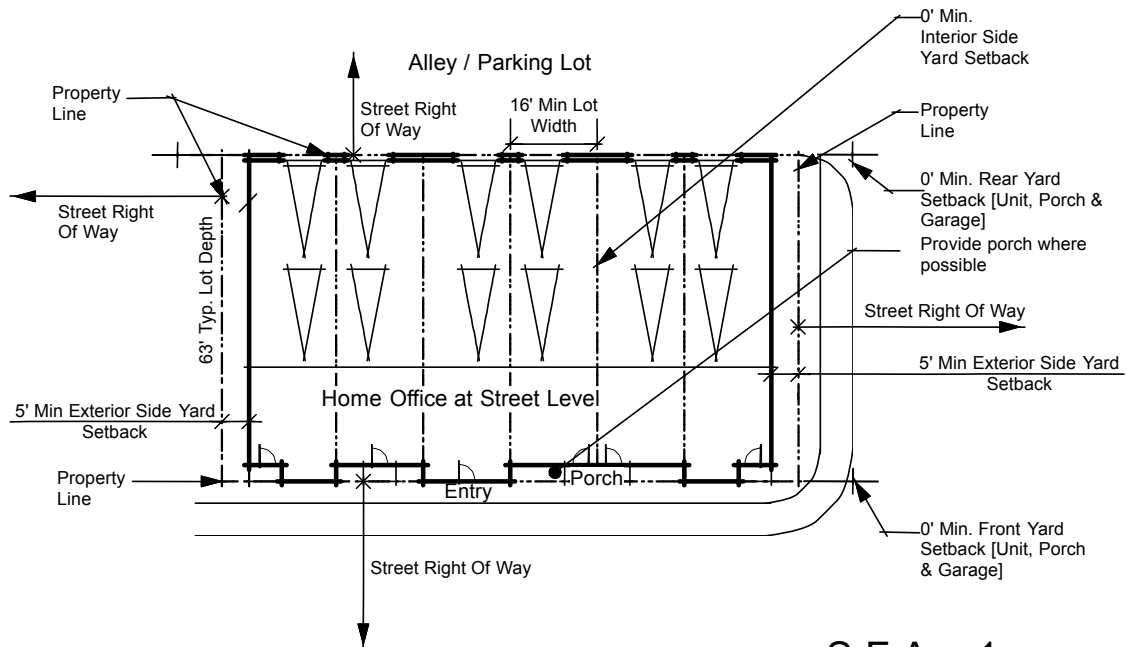
LILAC HILLS RANCH SPECIFIC PLAN





Note: Elevations are representative of stylistic themes

**Elevation** no scale



**Plan View** no scale

**S.F.A. - 1**

Live Work Townhome,  
Tandem Parking  
(1,000 SF Lots)

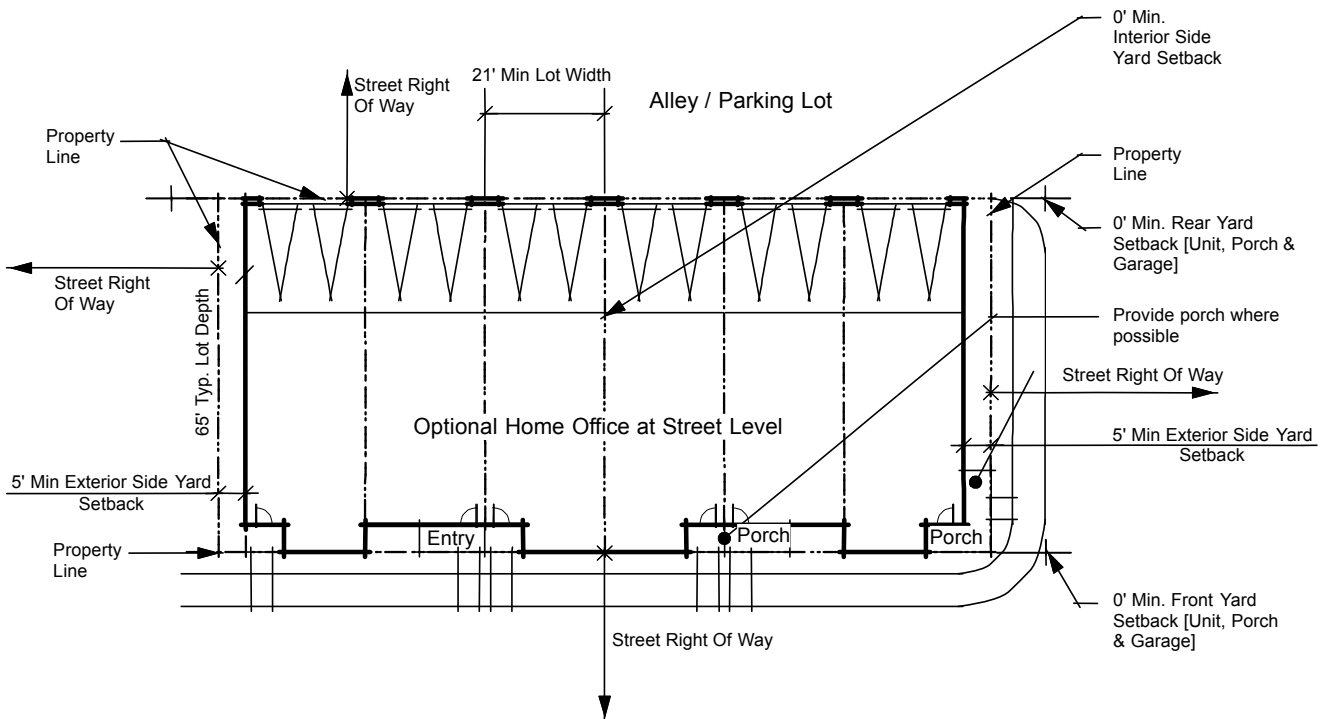
## Single Family Attached Layout

LILAC HILLS RANCH SPECIFIC PLAN



Note: Elevations are representative of stylistic themes

**Elevation** no scale



**Plan View** no scale

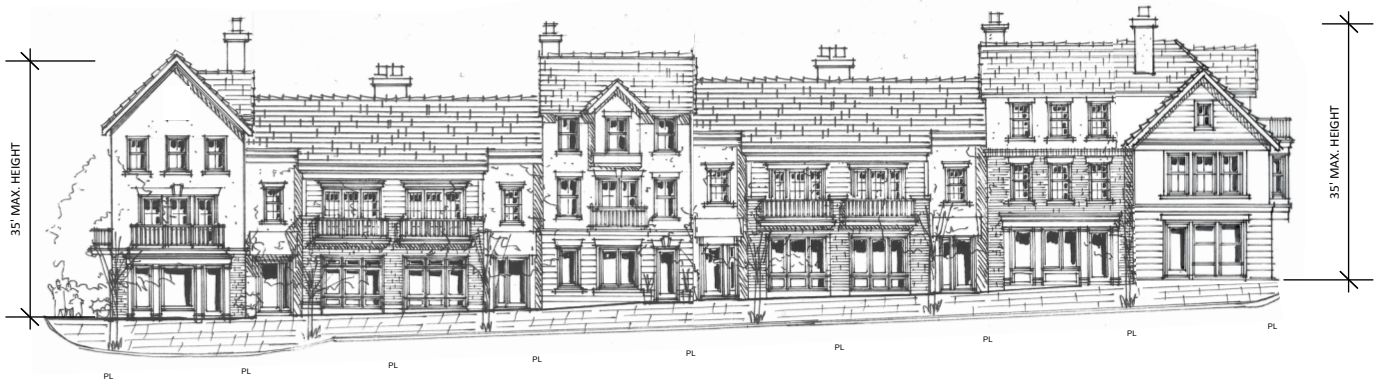
**S.F.A. - 2**  
Townhome, Attached  
Tucked-Under Garage  
(1,365 SF Lots)

## Single Family Attached Layout

LILAC HILLS RANCH SPECIFIC PLAN

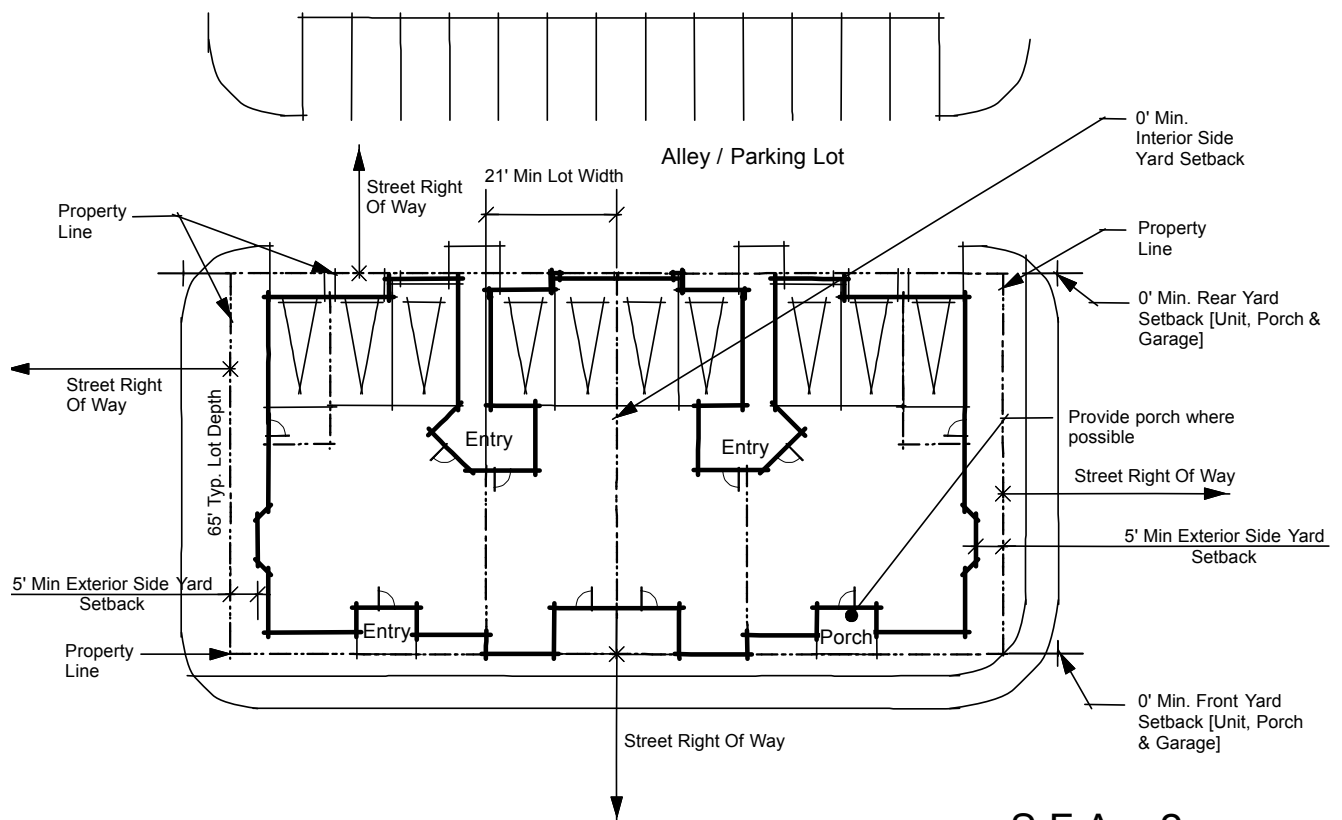
DRAFT

FIGURE 84



Note: Elevations are representative of stylistic themes

**Elevation** no scale



**Plan View** no scale

**S.F.A. - 2**

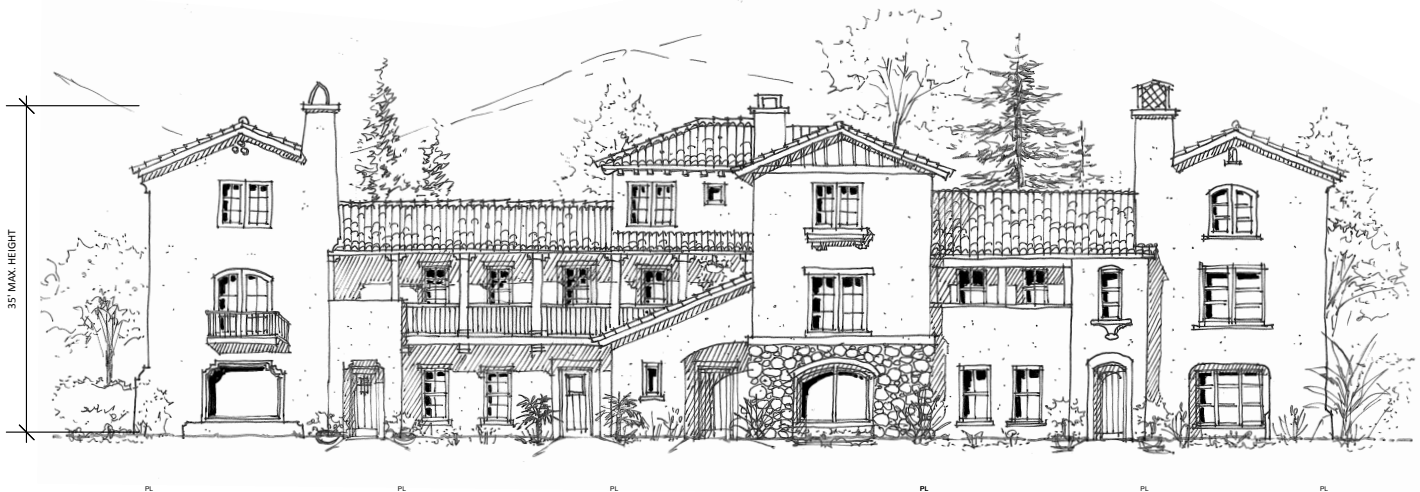
Townhome, Attached  
Tucked-Under Garage  
(1,365 SF Lots)

## Single Family Attached Layout

LILAC HILLS RANCH SPECIFIC PLAN

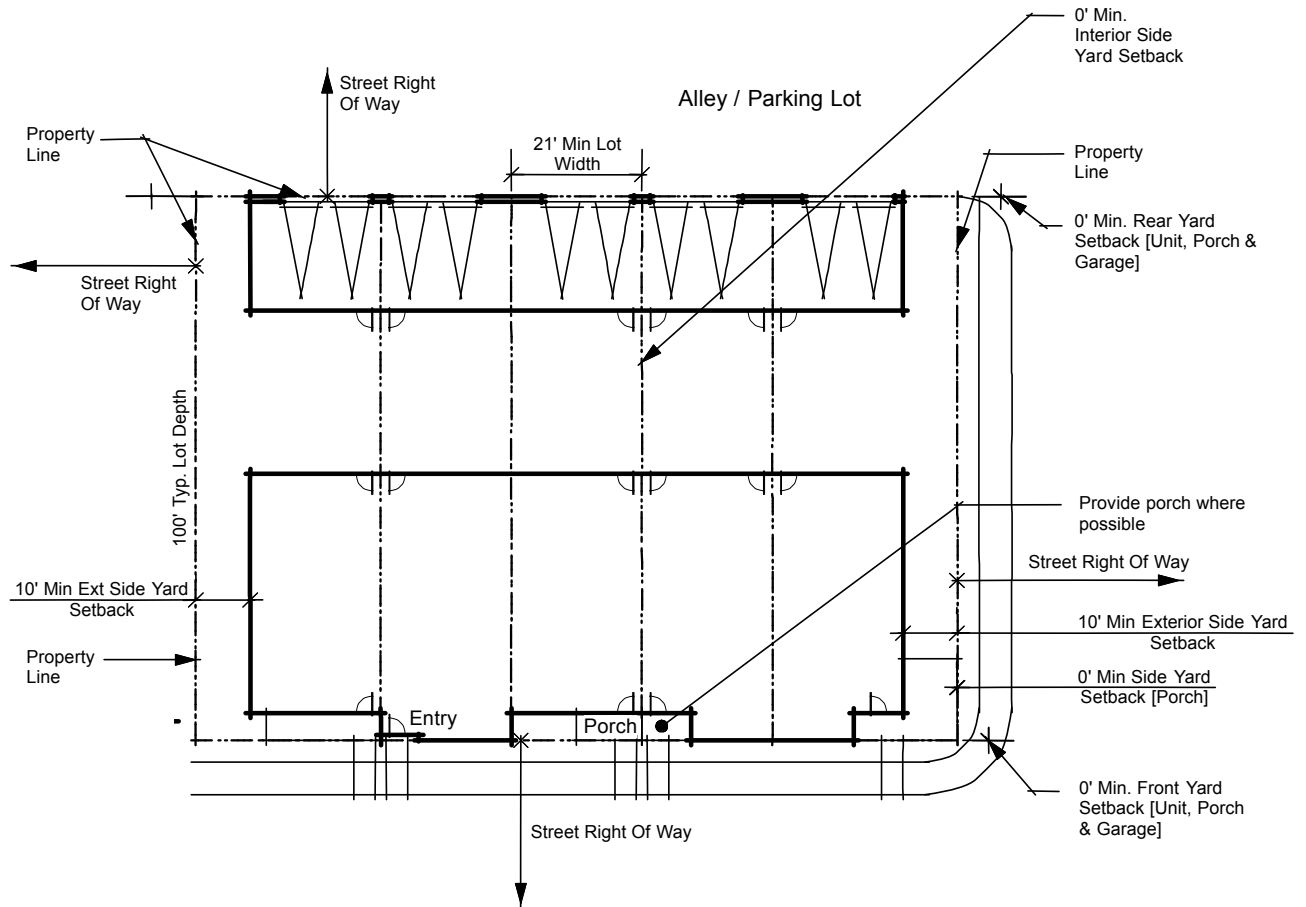
DRAFT

FIGURE 85



Note: Elevations are representative of stylistic themes

**Elevation** no scale



**Plan View** no scale

**S.F.A. - 3**

**Luxury Townhome**  
(2,100 SF Lots)

## Single Family Attached Layout

LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

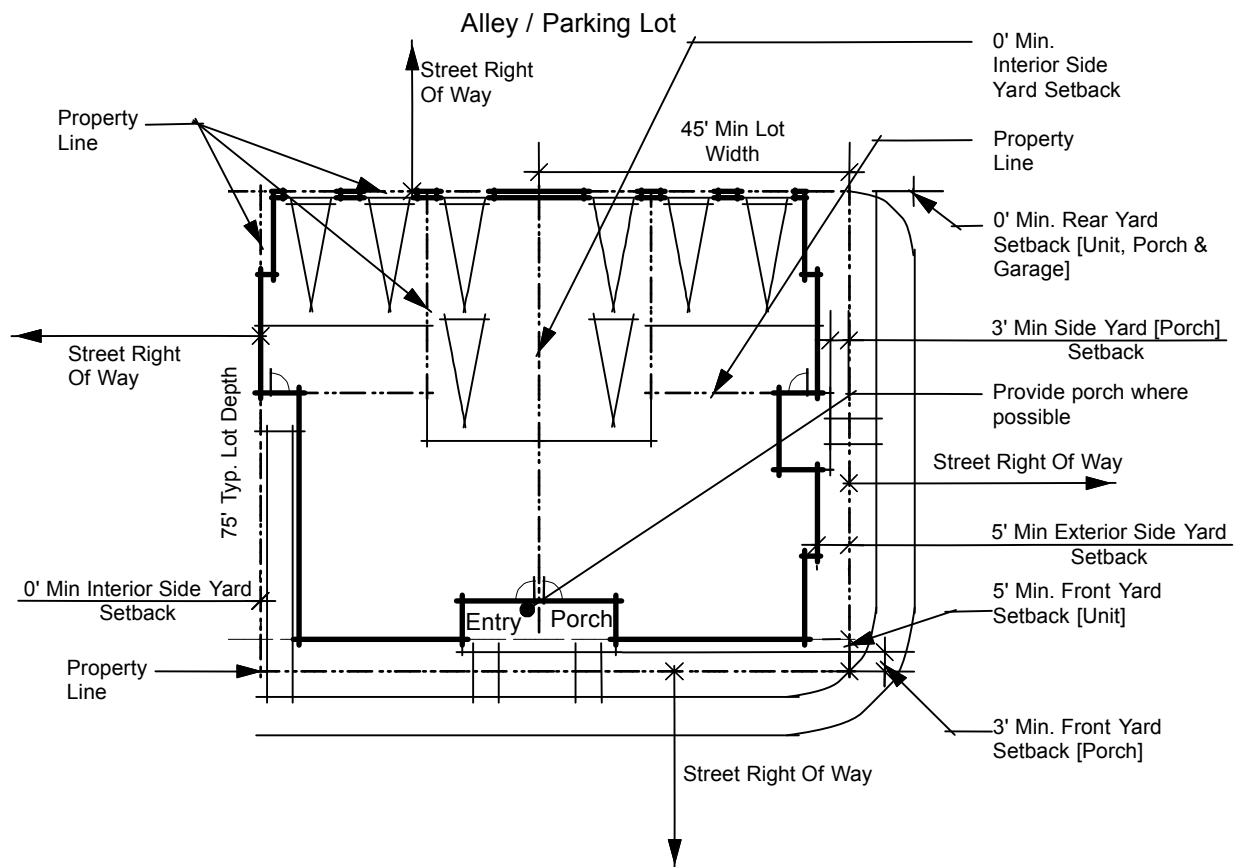
FIGURE 86





Note: Elevations are representative of stylistic themes

**Elevation** no scale



**Plan View** no scale

**S.F.A. - 4**

**Four Plex**  
(3,375 SF Lots)

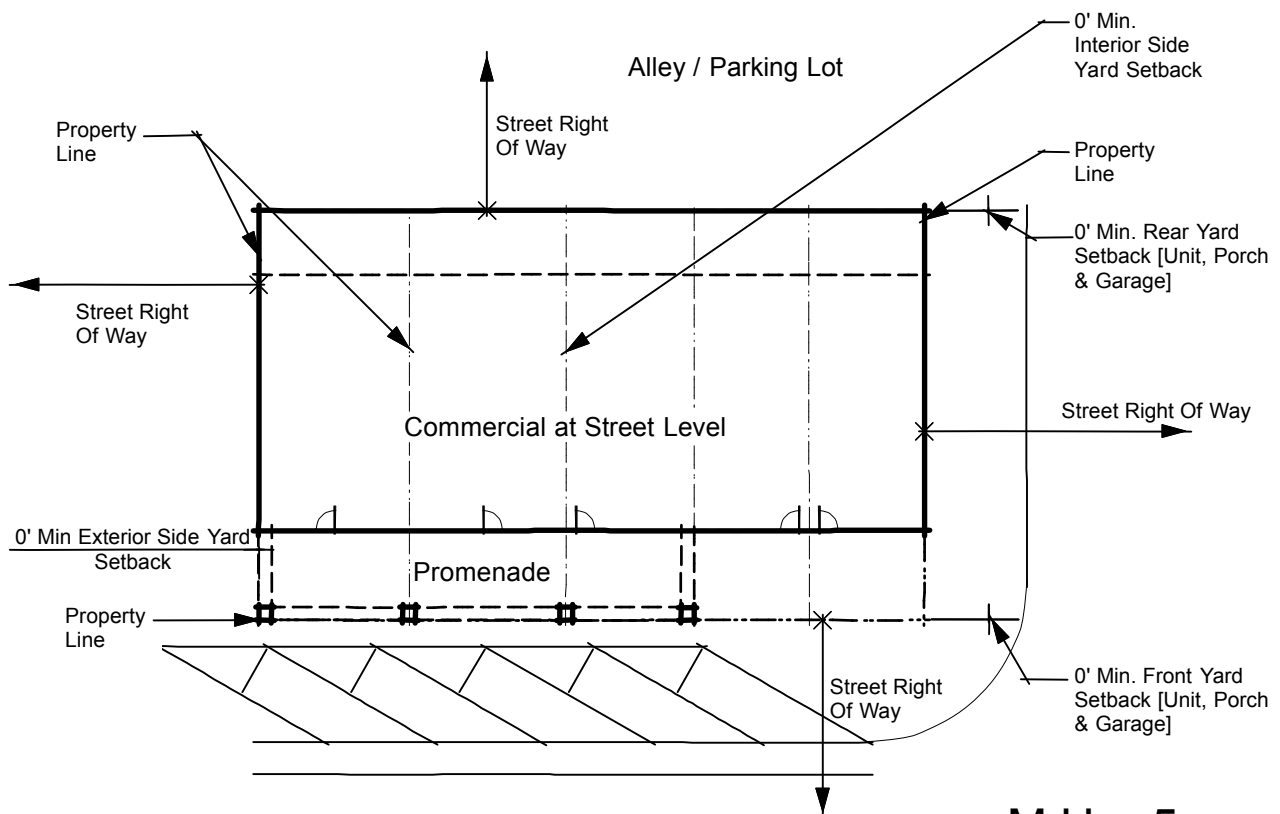
## Single Family Attached Layout

LILAC HILLS RANCH SPECIFIC PLAN



Note: Elevations are representative of stylistic themes

**Elevation** no scale



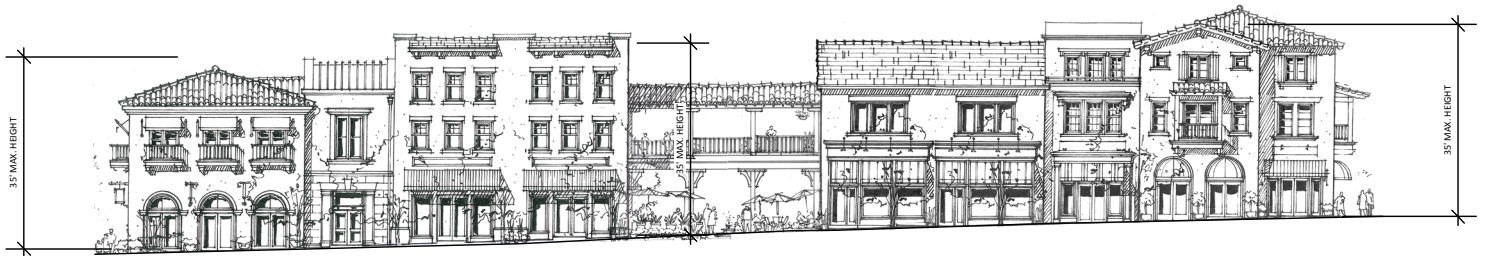
**Plan View** no scale

**M.U. - 5**

**Commercial Mixed-Use**  
(1,000 SF Lots)

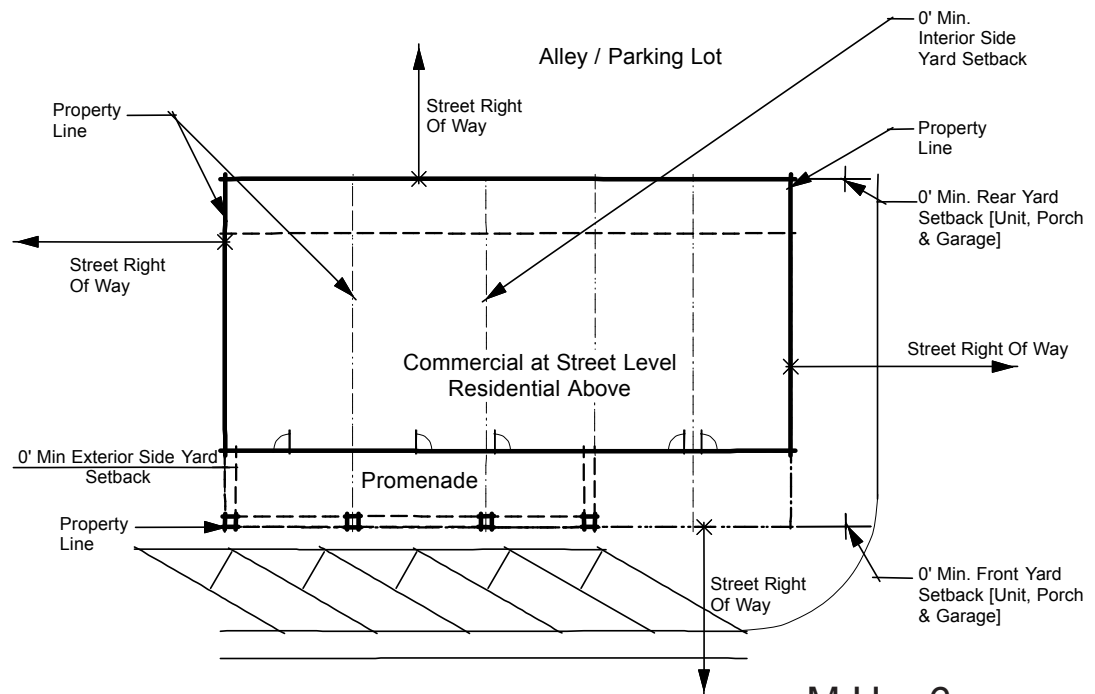
## Commercial Mixed-Use Layout

LILAC HILLS RANCH SPECIFIC PLAN



Note: Elevations are representative of stylistic themes

**Elevation** no scale



**Plan View** no scale

**M.U. - 6**

**Residential Mixed-Use  
Vertical  
(1,000 SF Lots)**

## Residential Mixed-Use Layout

LILAC HILLS RANCH SPECIFIC PLAN

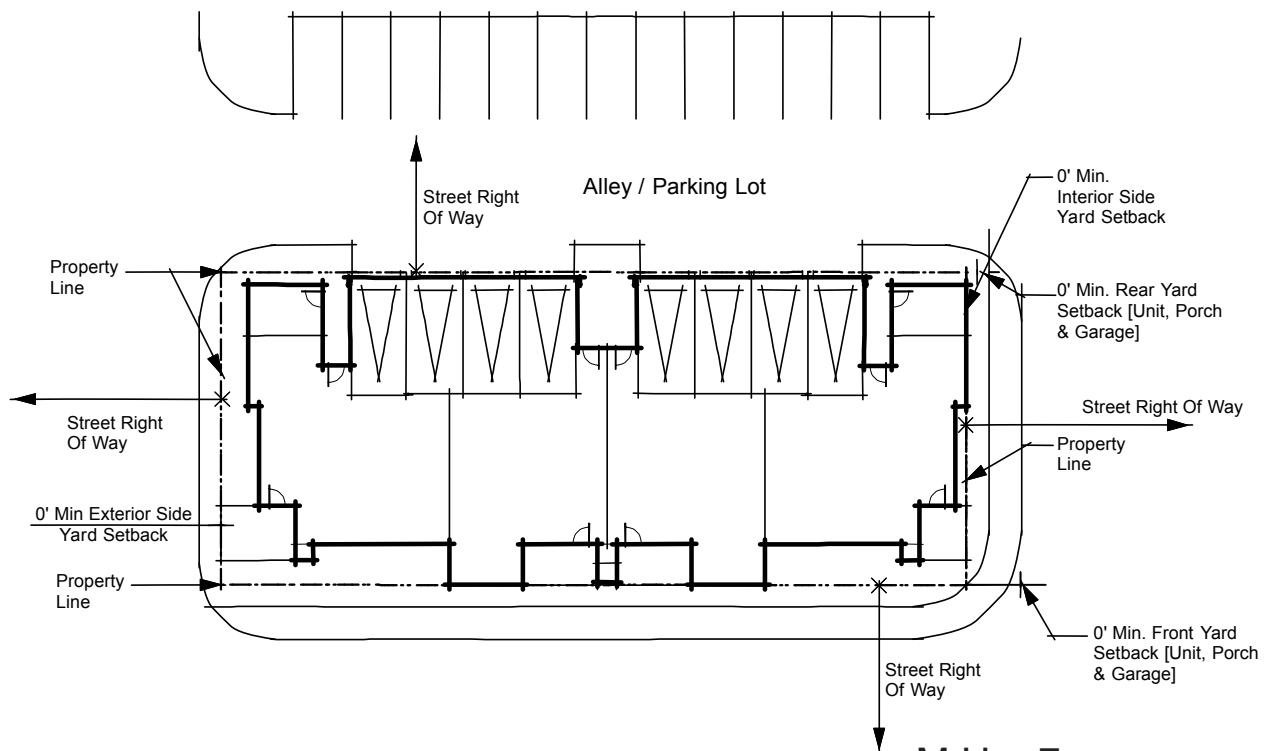
DRAFT

FIGURE 89



Note: Elevations are representative of stylistic themes

**Elevation** no scale



**Plan View** no scale

**M.U. - 7**

**Residential Mixed-Use  
Horizontal  
(2,000 SF Lots)**

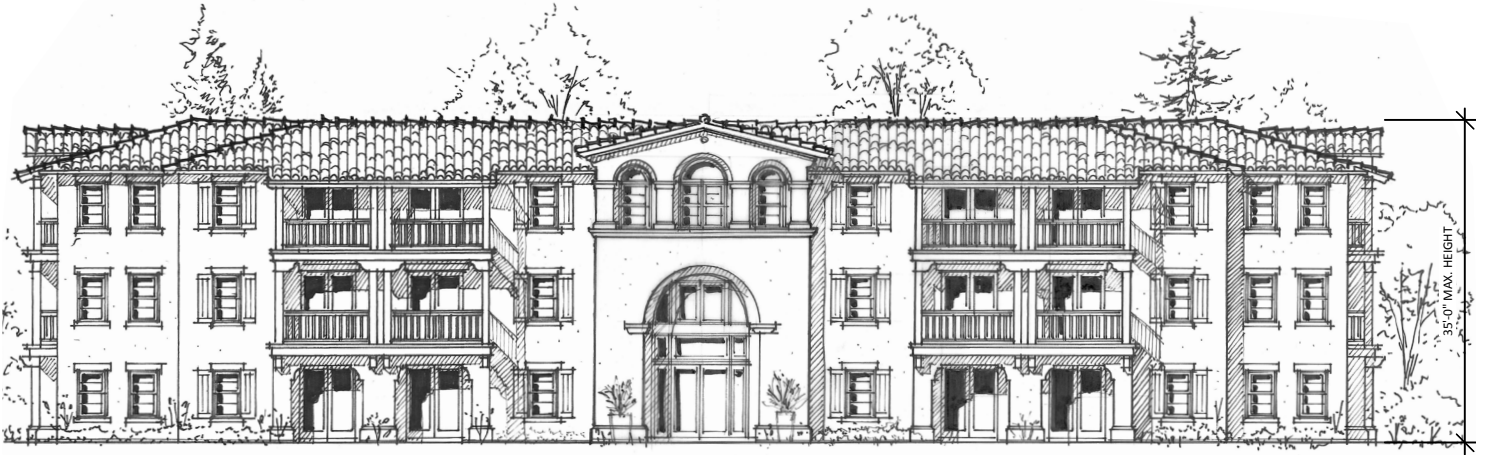
## Residential Mixed-Use Layout

LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

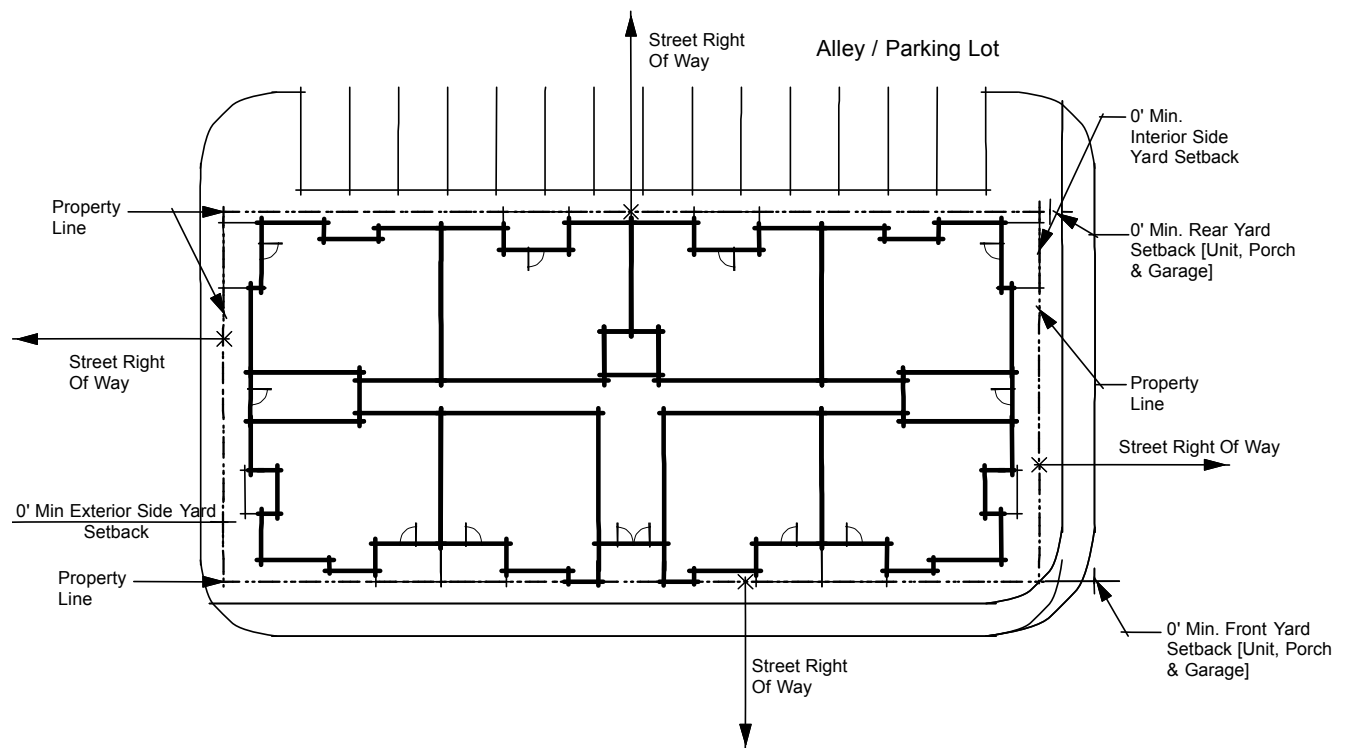
**FIGURE 90**





Note: Elevations are representative of stylistic themes

**Elevation** no scale



**Plan View** no scale

**M.U. - 7**

Residential Mixed-Use  
Horizontal  
(2,000 SF Lots)

## Residential Mixed-Use Layout

LILAC HILLS RANCH SPECIFIC PLAN

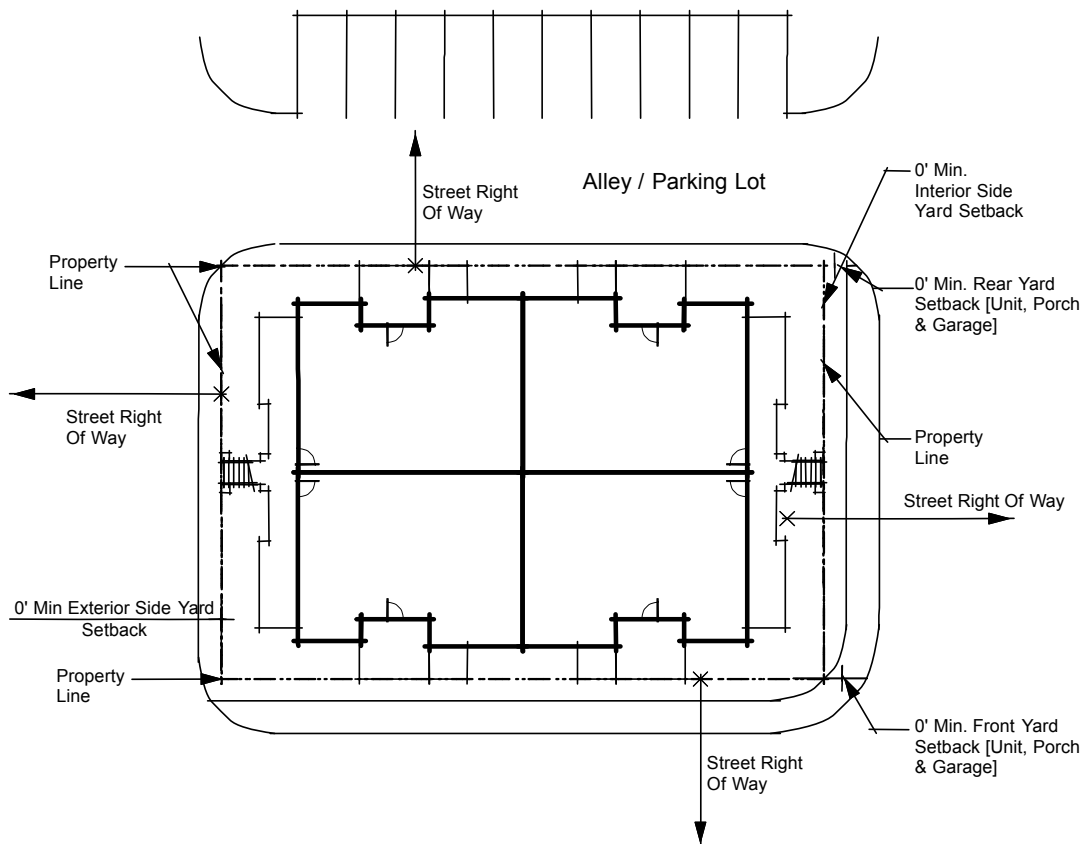
DRAFT

FIGURE 91



Note: Elevations are representative of stylistic themes

**Elevation** no scale



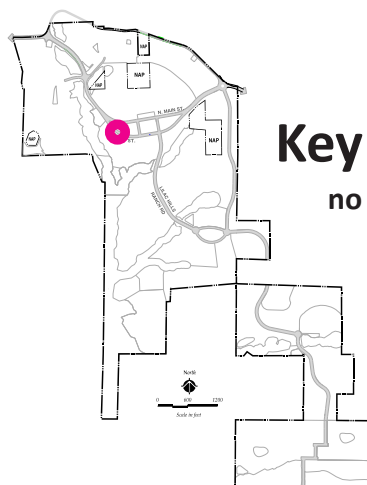
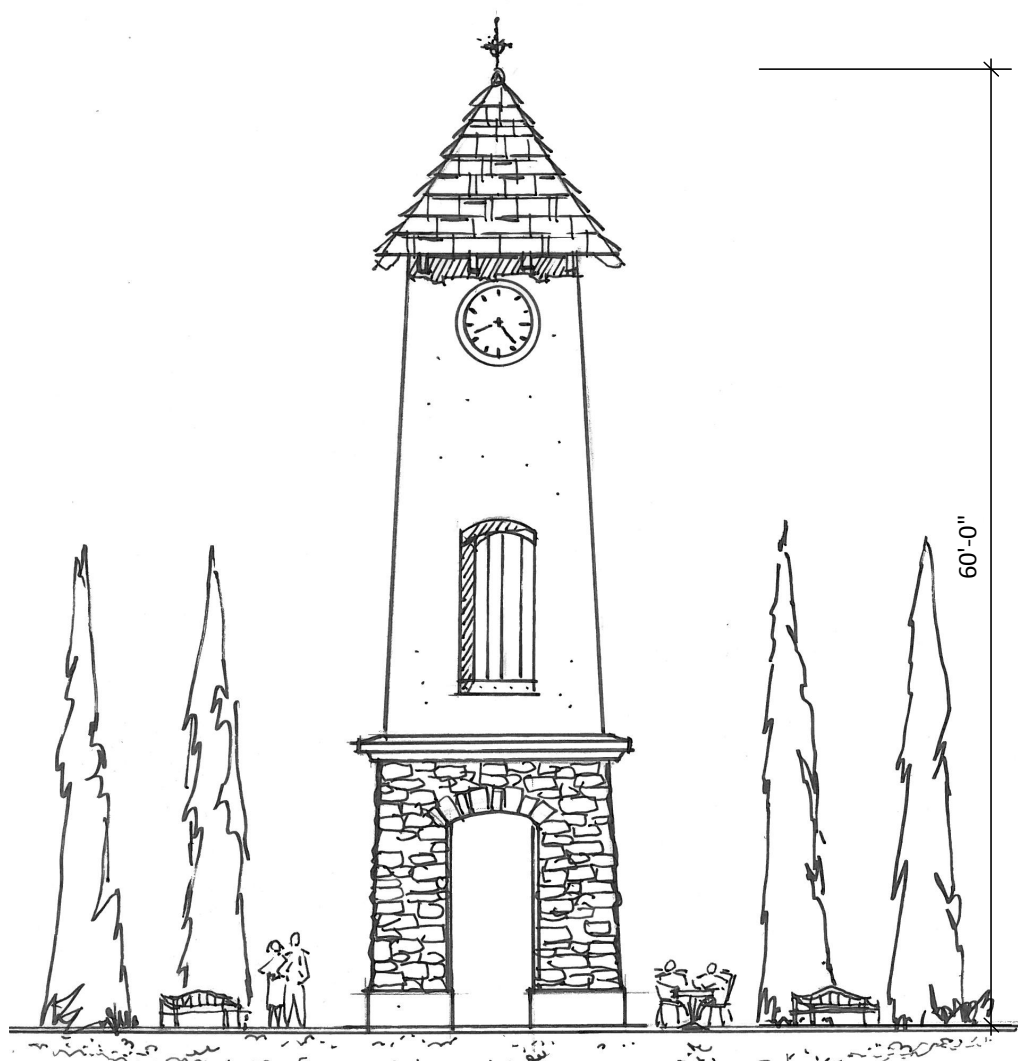
**Plan View** no scale

**M.U. - 7**

Residential Mixed-Use  
Horizontal  
(2,000 SF Lots)

## Residential Mixed-Use Layout

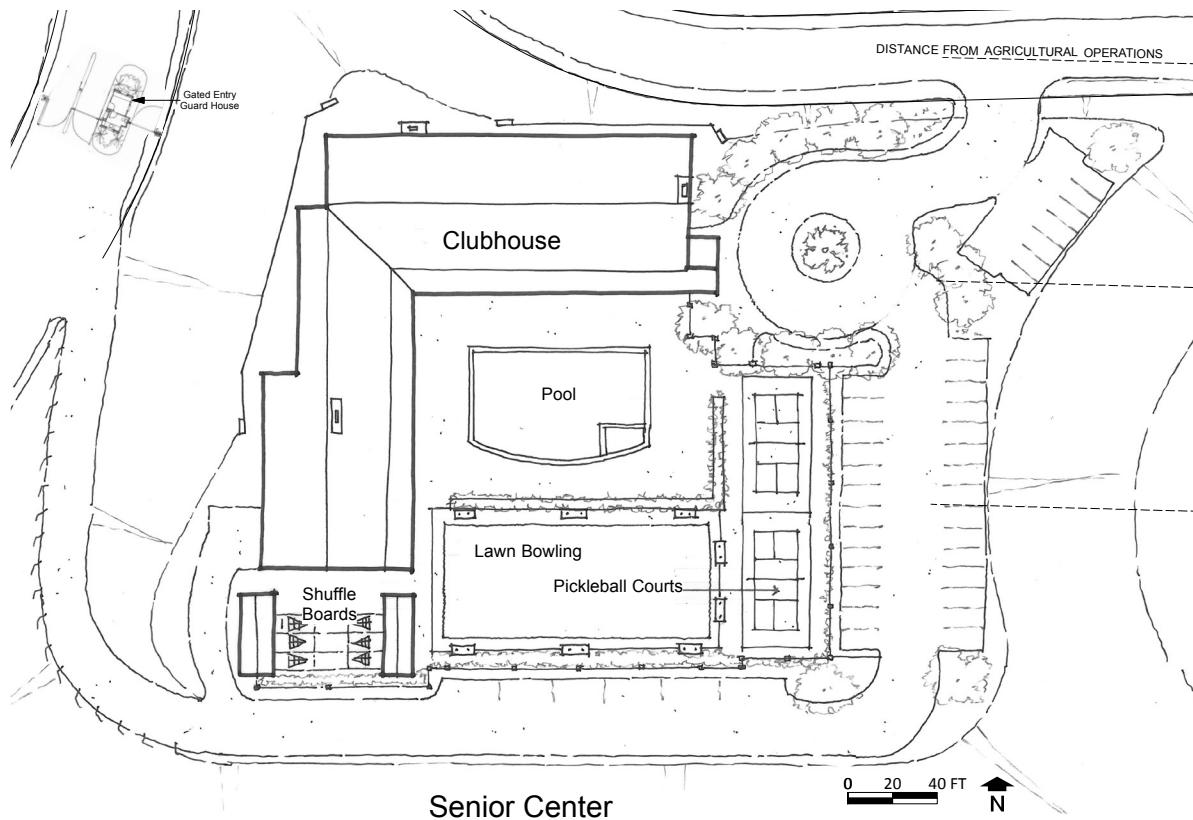
LILAC HILLS RANCH SPECIFIC PLAN



**Key Map**  
no scale

## Community Clock Tower

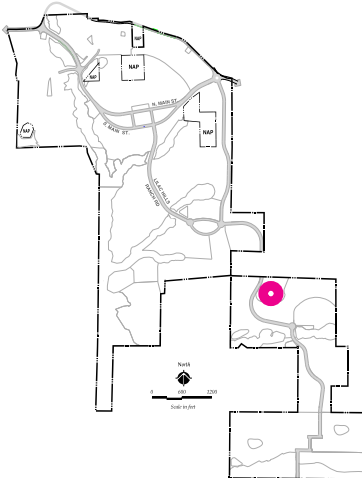
LILAC HILLS RANCH SPECIFIC PLAN



This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

## Key Map

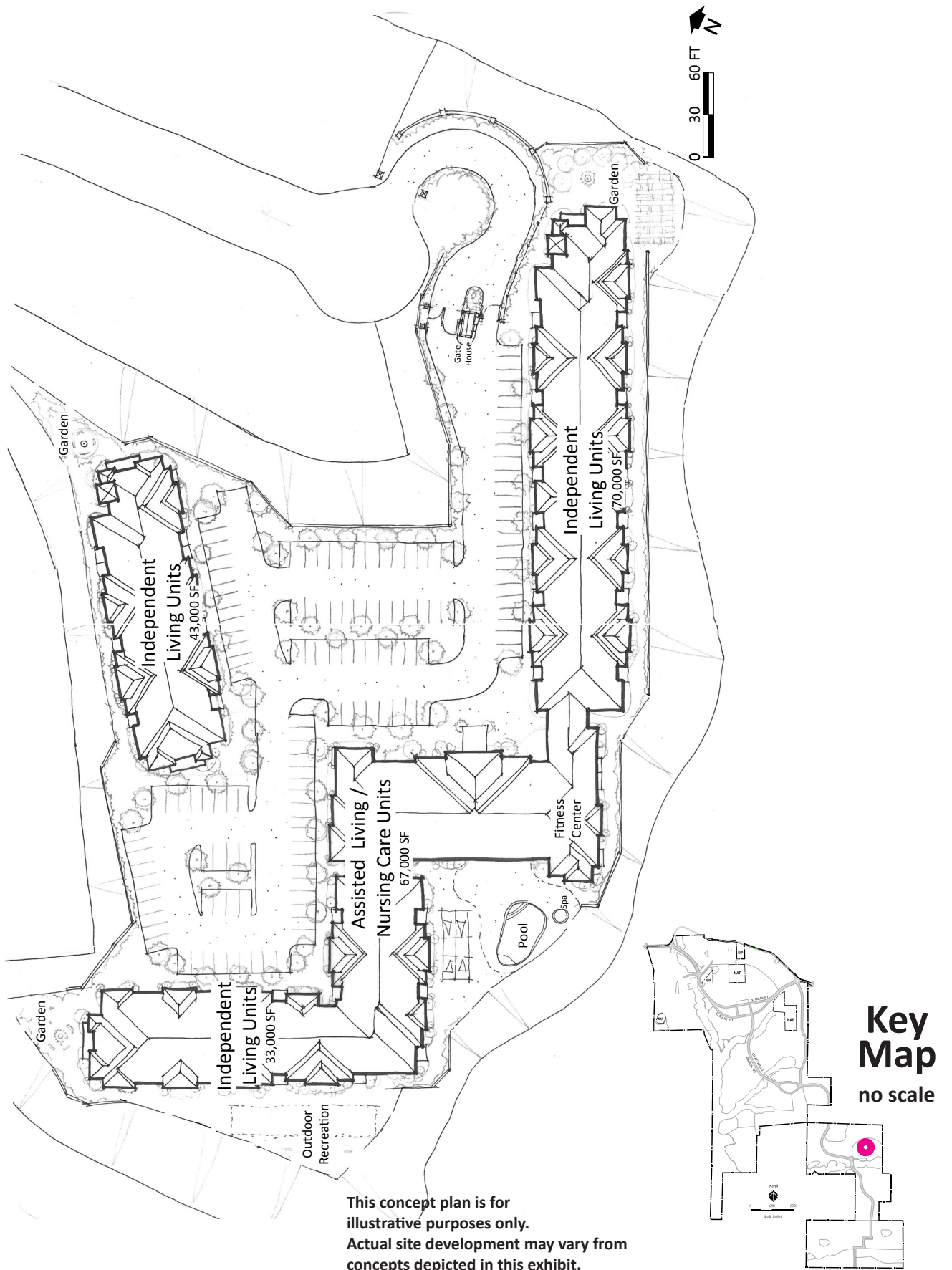
no scale



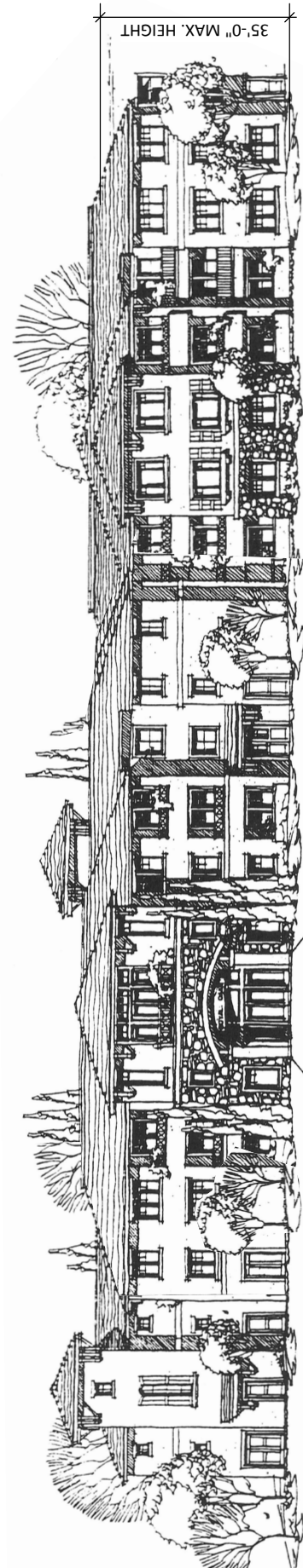
## Park (P-11) / Senior Center (plan & rendering)

LILAC HILLS RANCH SPECIFIC PLAN









## Group Residential/Group Care Facility Elevation

LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

FIGURE 96



**Senior Center - Craftsman**

## **Conceptual Senior Center Elevation**

LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

**FIGURE 97**

## Single Family Residential Development Standards

Lot Category	1 Estate	2 Large Lot (perimeter)	3 Large Lot Front or Side Garage	4 Front Garage	5 Front or Side Garage	6 Front, Side or Rear Garage	7 Six-Pack Shared Court	8 Front or Side Garage	9 Rear Garage
<b>GENERAL</b>									
Min. Lot Size (SF)	10,000	8,500	8,000	7,500	6,000	5,000	4,950	4,500	4,500
Min. Lot Width	100	100	80	100	60	50	55	45	45
Min. Cul de sac/knuckle frontage	40	40	35	40	33	30	na	25	na
<b>SETBACKS</b>									
Front									
Unit	15	10	12	10	10	10	10	15	3
Porch	10	10	7	6	5	5	5	2	1
Garage	20	12	15	12	15	15	7	4	na
Swing -In Garage	10	10	10	8	10	10	5	7	na
Side									
Interior or End	10	5' min- 10'total	5	5' min- 10'total	3	3	3	3	3
Corner on Street Side	15	15	10	10	10	10	7	10	10
Rear									
Unit	30	20	15	10	15	15	10	15	10
Garage (attached or detached)	5	5	5	0	0	0	0	4	2
Accessory (to any property line) <sup>3</sup>	5	5	5	2	2	2	0	2	2

Note: Dimensions are in feet, and Size and Floor Area are in square feet

1. To interior streets (back of sidewalks or curb if no walk) or interior property lines.
2. Back-up space is defined as 24' clear either as hard surface or hard surface and low planting area (6" or less).
3. Pools, cabanas, trellis, patio or other non-occupied structures.
4. Ancillary units are allowed and must comply with building setbacks for main unit.
5. Garages can be clustered.
6. If the Limited Building Zone (LBZ) extends into a lot, the building setbacks will be increased as depicted on the Implementing Tentative Map Site Plan and as required by the Fire Protection Plan.
7. Architectural projections as defined by the UBC are allowed within setbacks.
8. Use of easements or zero lot lines allowed. Duplex units to have 0' on attached side and 5' on open side.

## Single Family Residential Development Standards

LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

FIGURE 98

## Single Family Residential Development Standards

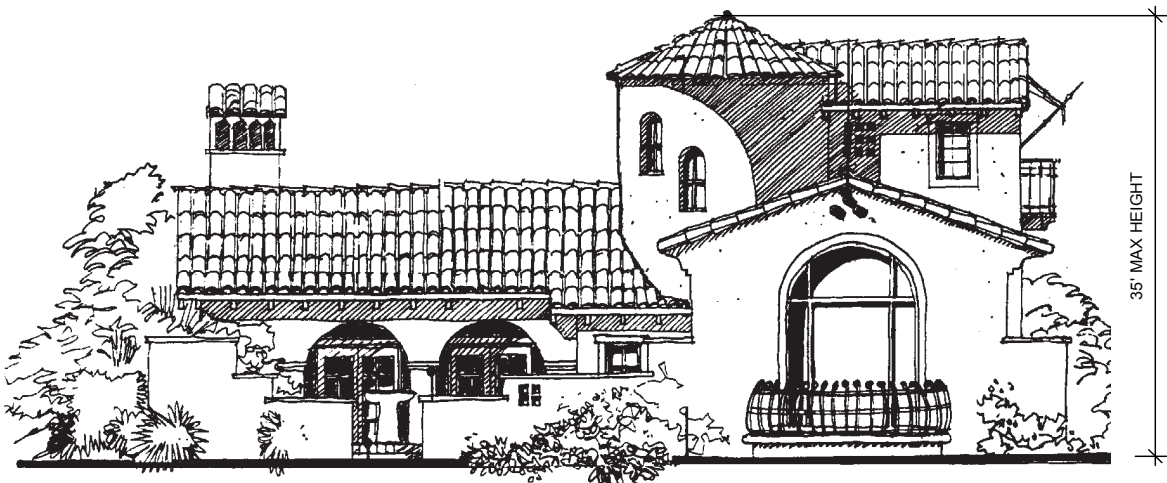
Lot Category	10 Front or Side Garage	11 Rear Garage	12 Front Garage	13 Hillside Paseo	14 Rear Garage	15 Green Court Cluster	16 Paseo Court Cluster	17 Double Detached
<b>GENERAL</b>								
Min. Lot Size (SF)	4,000	4,000	3,500	3,500	3,200	3,200	2,800	2,800
Min. Lot Width	40	40	40	40	40	40	40	32
Min. Cul de sac/knuckle frontage	20	na	na	na	na	na	na	na
<b>SETBACKS</b>								
Front								
Unit	7	3	3	5	5	10	5	10
Porch	5	1	1	4	1	1	1	5
Garage	10	na	5	na	na	na	5	10
Swing -In Garage	5	na	3	na	na	na	na	5
Side								
Interior or End	3	3	0	0	0	0	0	4
Corner or Street Side	10	10	5	5	5	5	5	10
Rear								
Unit	10	10	10	10	10	4	10	10
Garage (attached or detached)	2	2	2	2	2	0	2	0
Accessory (to any property line)	2	0	0	0	0	0	0	2

Note: Dimensions are in feet, and Size and Floor Area are in square feet

1. To interior streets (back of sidewalks or curb if no walk) or interior property lines.
2. Back-up space is defined as 24' clear either as hard surface or hard surface and low planting area (6" or less).
3. Pools, cabanas, trellis, patio or other non-occupied structures.
4. Ancillary units are allowed and must comply with building setbacks for main unit.
5. Garages can be clustered.
6. If the Limited Building Zone (LBZ) extends into a lot, the building setbacks will be increased as depicted on the Implementing Tentative Map Site Plan and as required by the Fire Protection Plan.
7. Architectural projections as defined by the UBC are allowed within setbacks.
8. Use of easements or zero lot lines allowed. Duplex units to have 0' on attached side and 5' on open side.

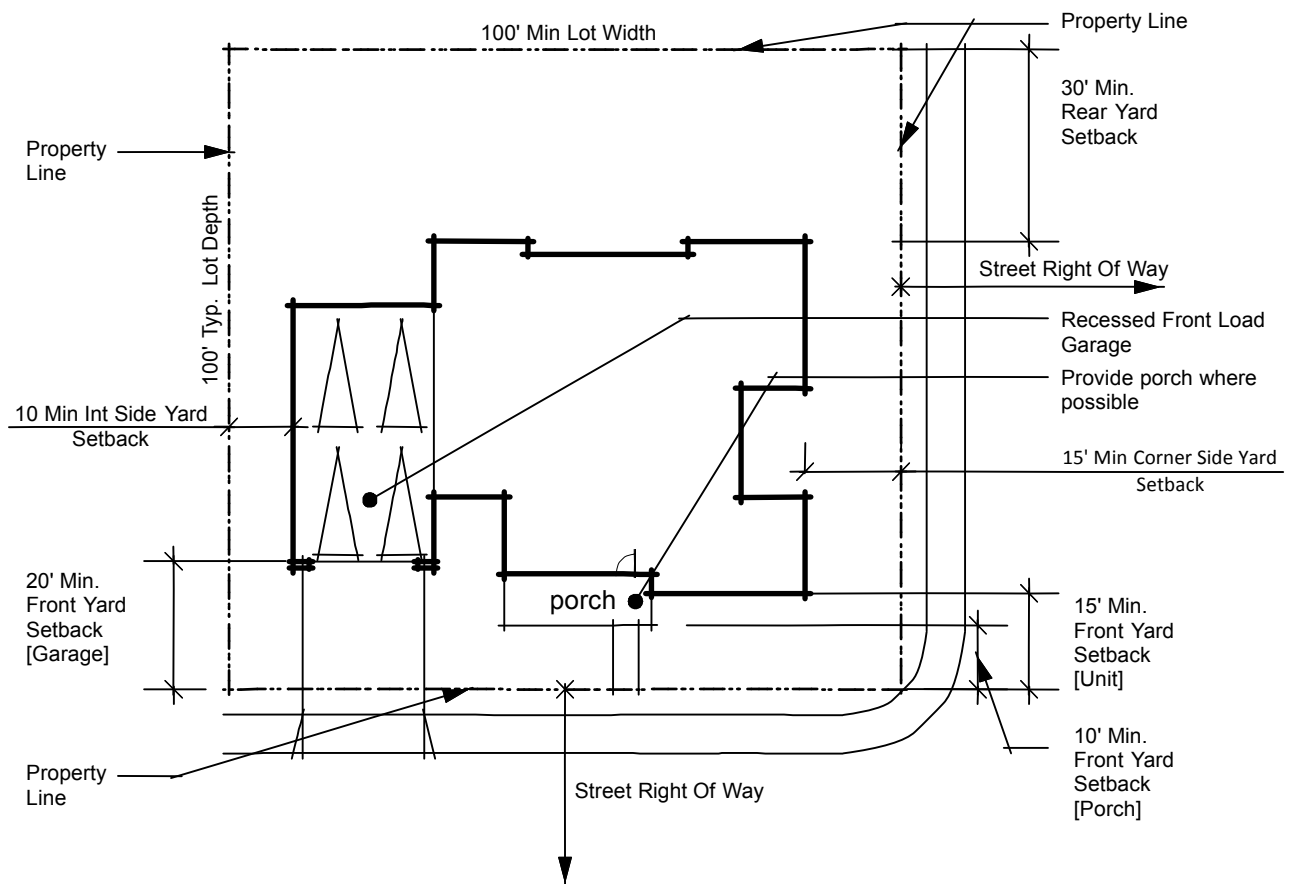
## Single Family Residential Development Standards

LILAC HILLS RANCH SPECIFIC PLAN



Note: Elevations are representative of stylistic themes

**Elevation** no scale



**Plan View** no scale

**S.F. - 1**

**Estate Home**  
(10,000 SF Lots)

## Single Family Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

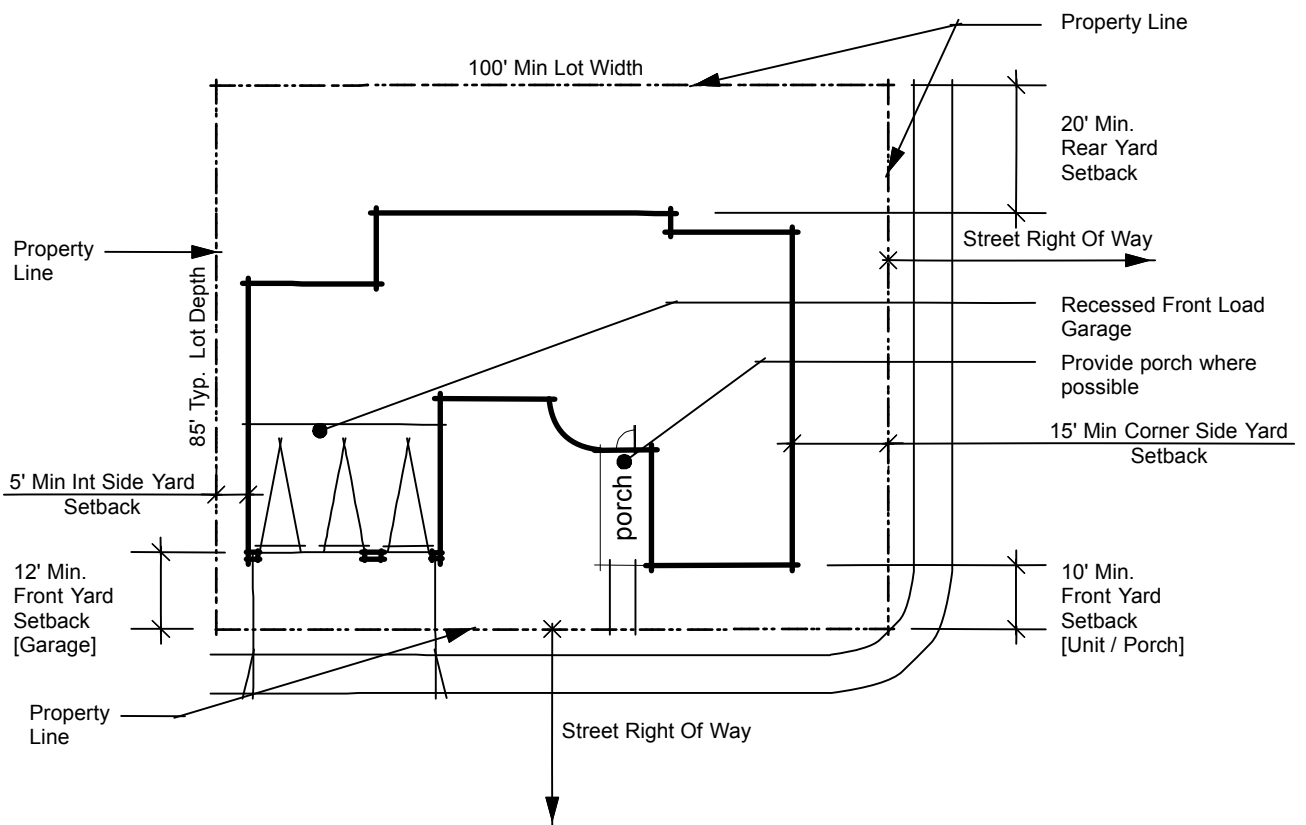
FIGURE 100





Note: Elevations are representative of stylistic themes

**Elevation** no scale



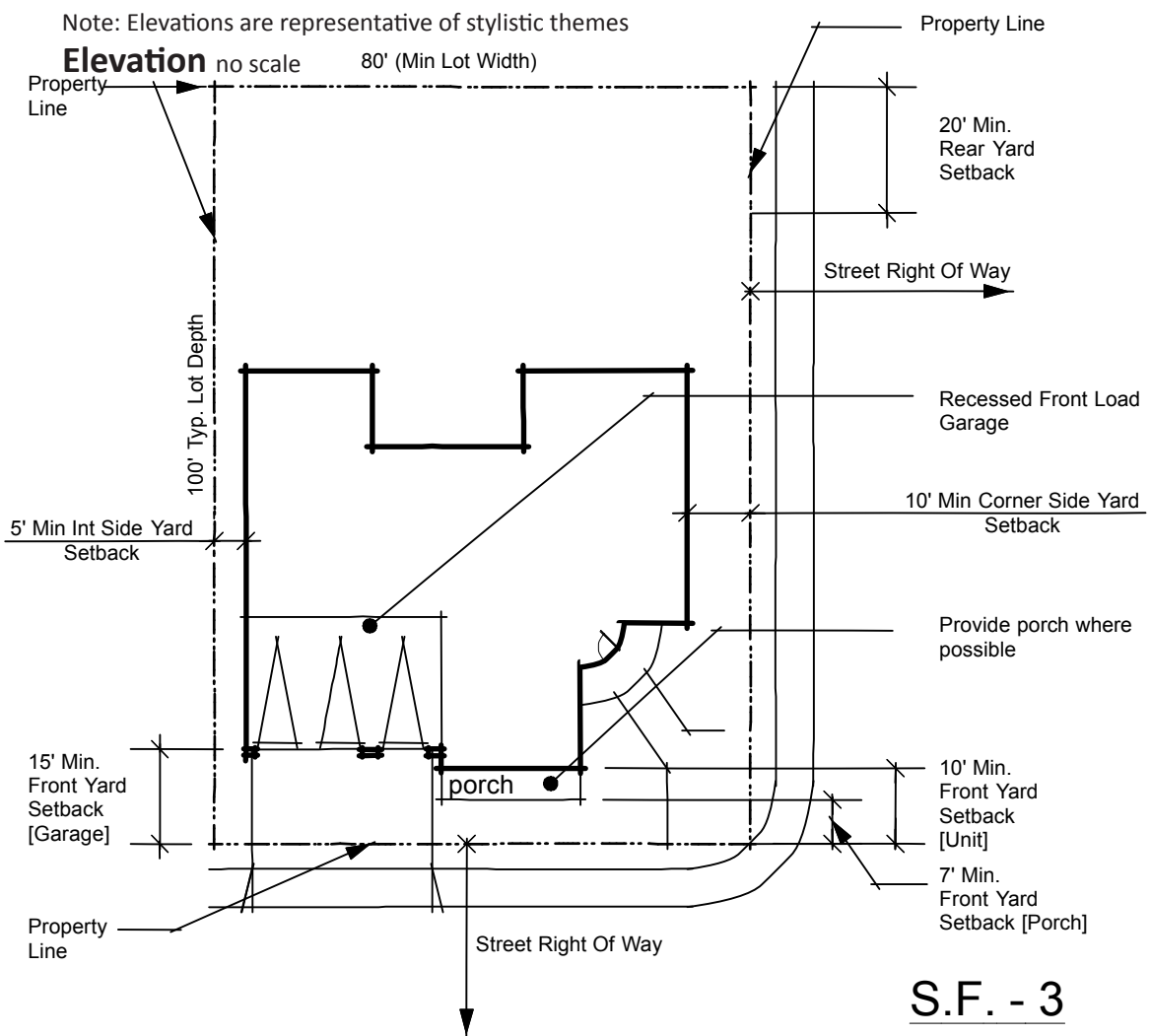
**S.F. - 2**

**Plan View** no scale

Large Lot  
(Perimeter)  
(8,500 SF Lots)

## Single Family Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN



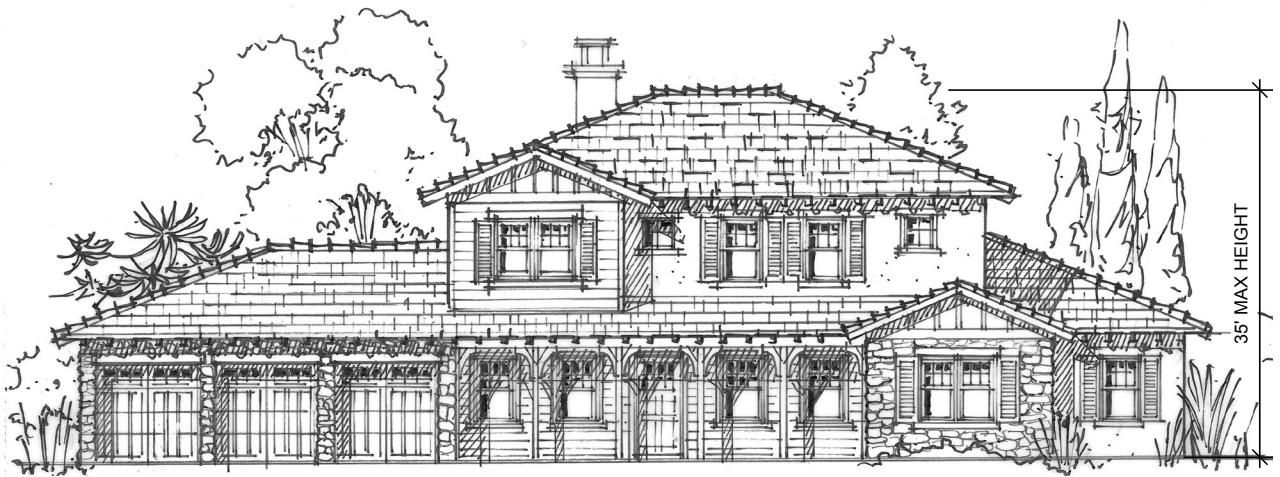
**Plan View** no scale

**S.F. - 3**

Single Family Detached  
Large Lot  
Front or Side Garage  
(8,000 SF Lots)

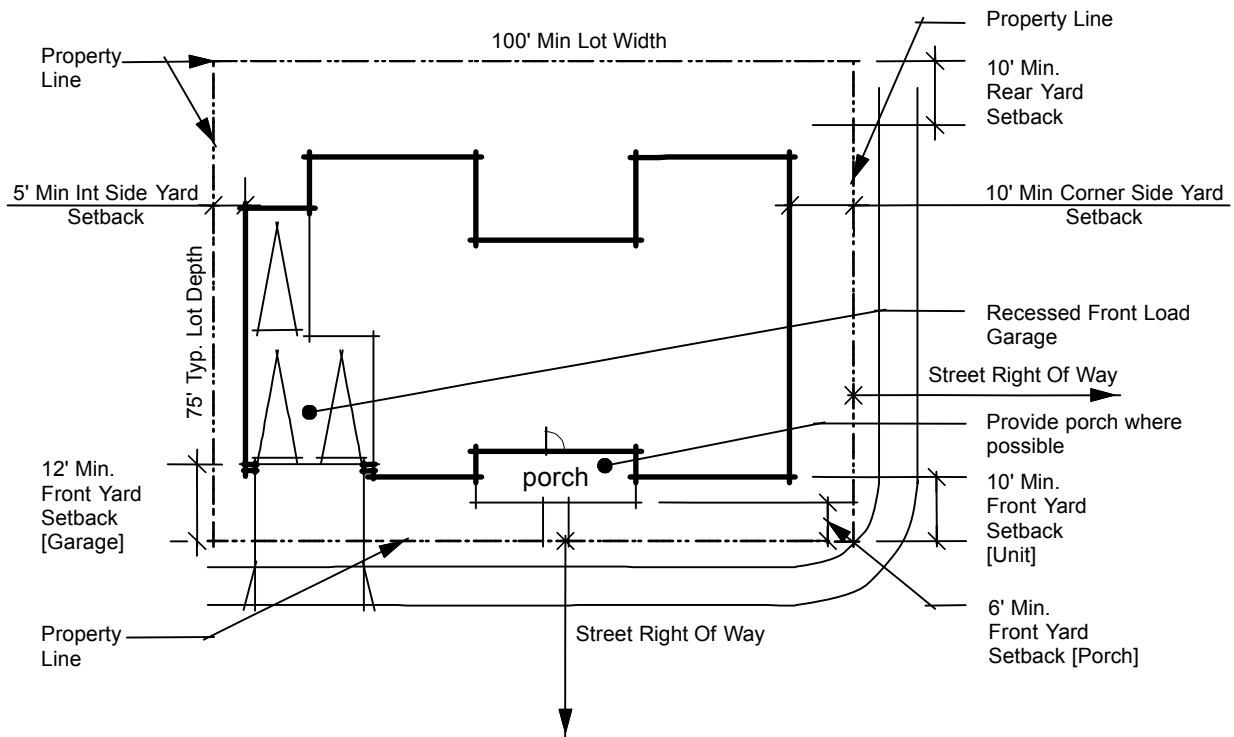
## Single Family Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN



Note: Elevations are representative of stylistic themes

**Elevation** no scale



**Plan View** no scale

**S.F. - 4**

Front or Side Garage  
(7,500 SF Lots)

## Single Family Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

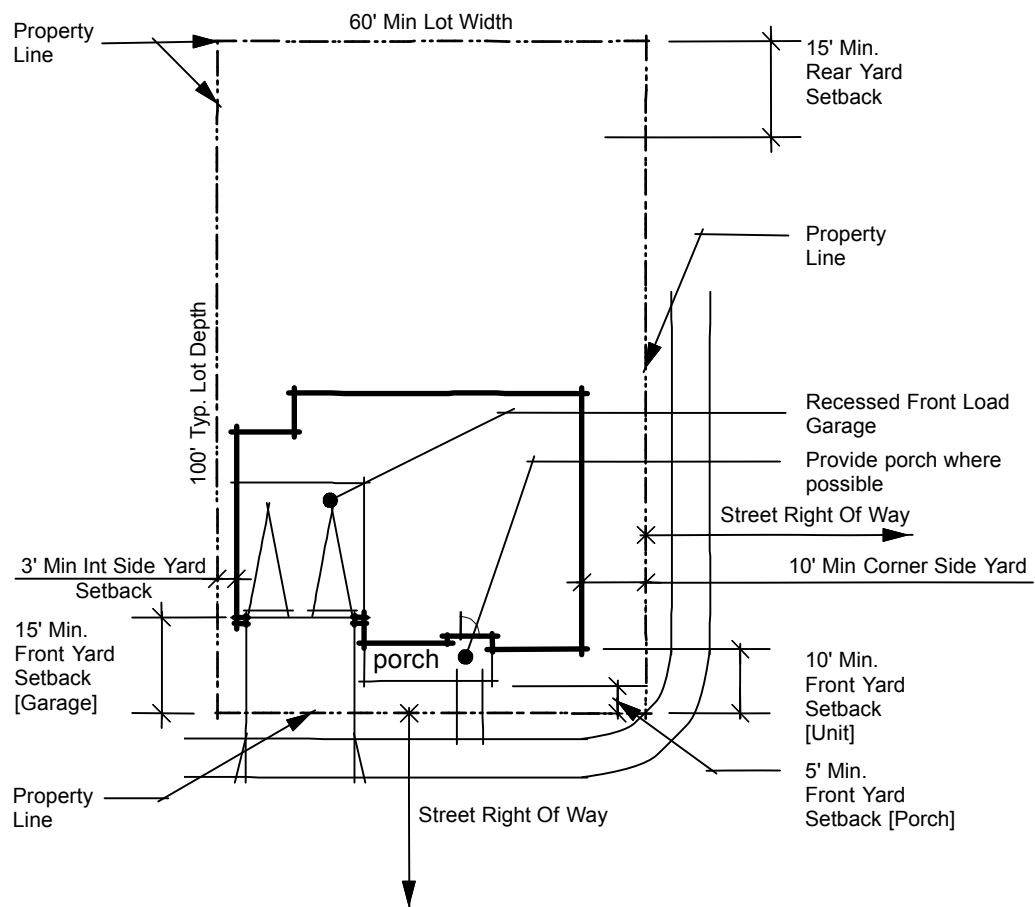
DRAFT

FIGURE 103



Note: Elevations are representative of stylistic themes

**Elevation** no scale



**Plan View** no scale

**S.F. - 5**

Front or Side Garage  
(6,000 SF Lots)

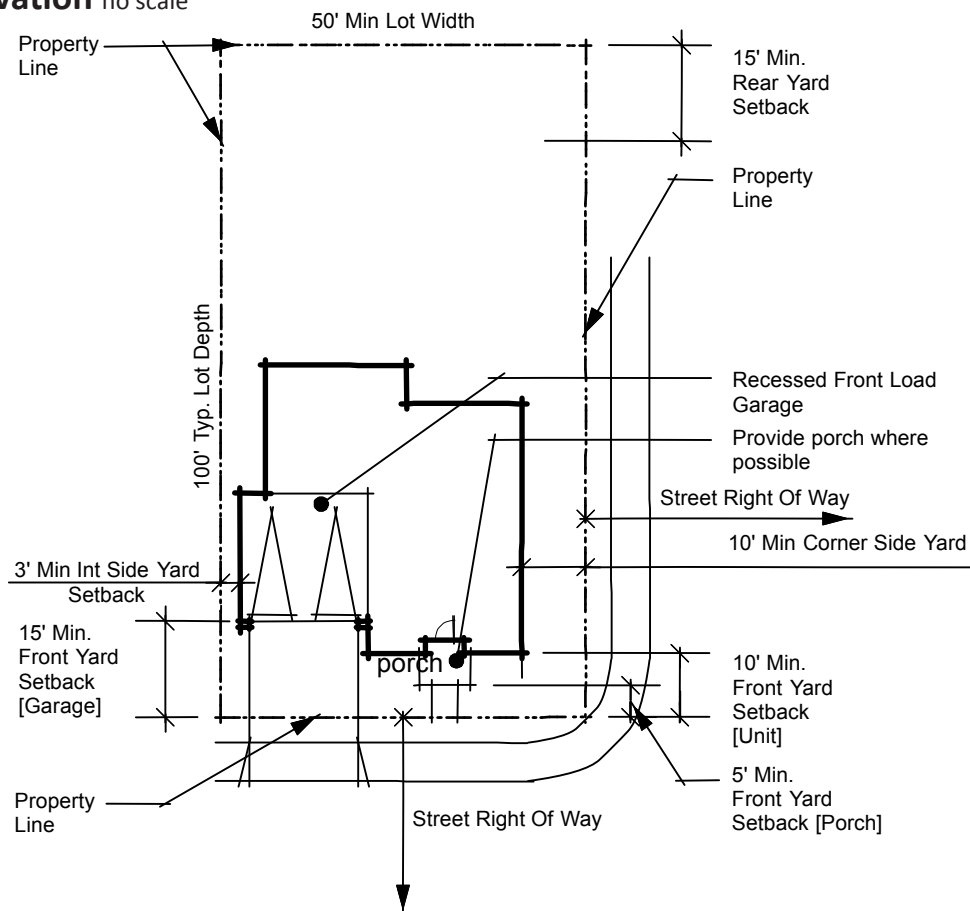
## Single Family Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN



Note: Elevations are representative of stylistic themes

### Elevation no scale



### Plan View no scale

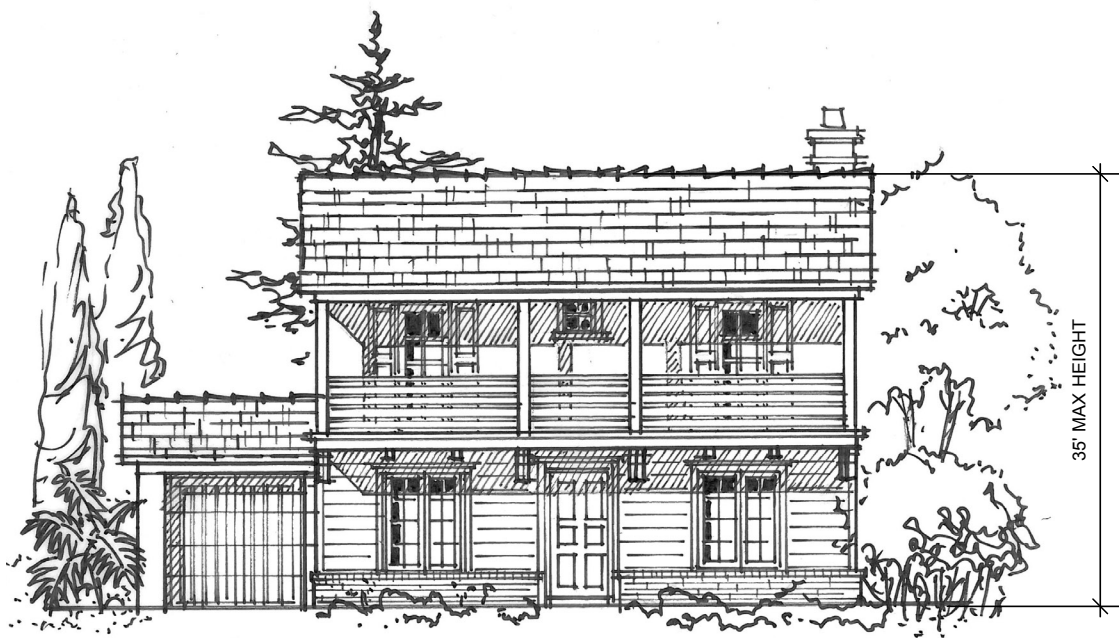
**S.F. - 6**

Front or Side Garage  
(5,000 SF Lots)

## Single Family Lot Layout

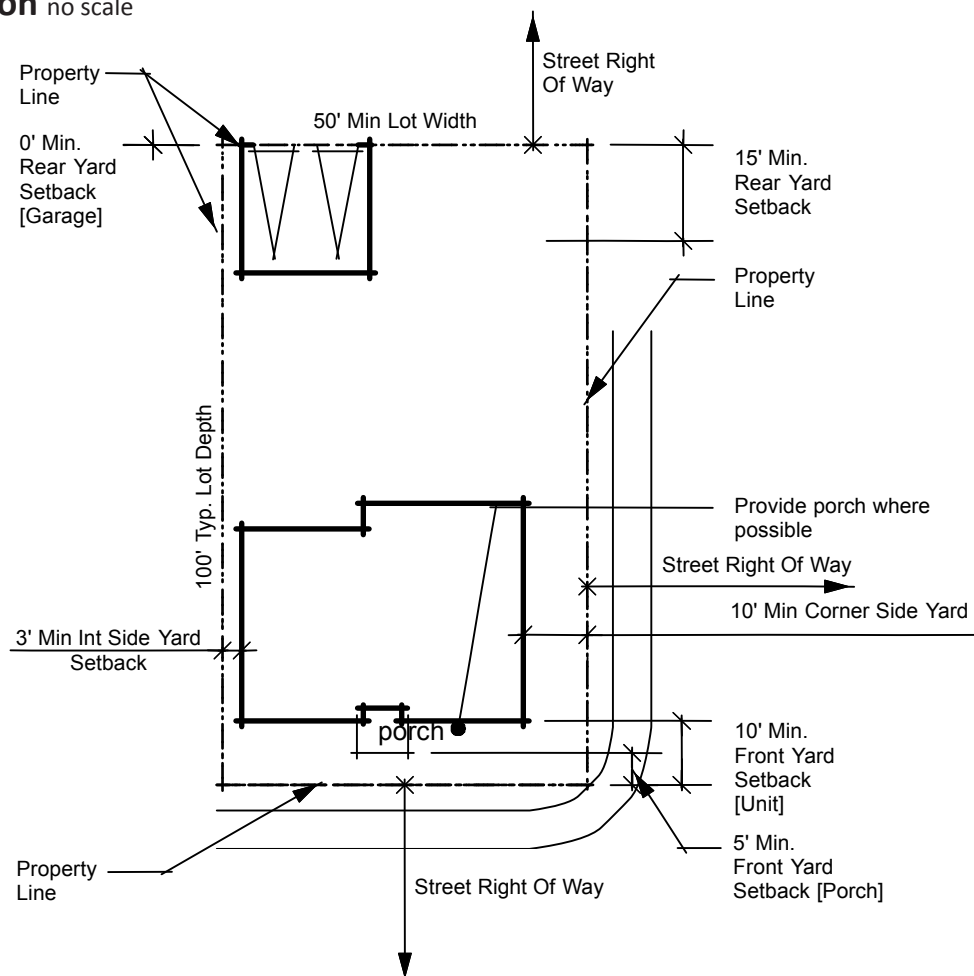
LILAC HILLS RANCH SPECIFIC PLAN





Note: Elevations are representative of stylistic themes

**Elevation** no scale



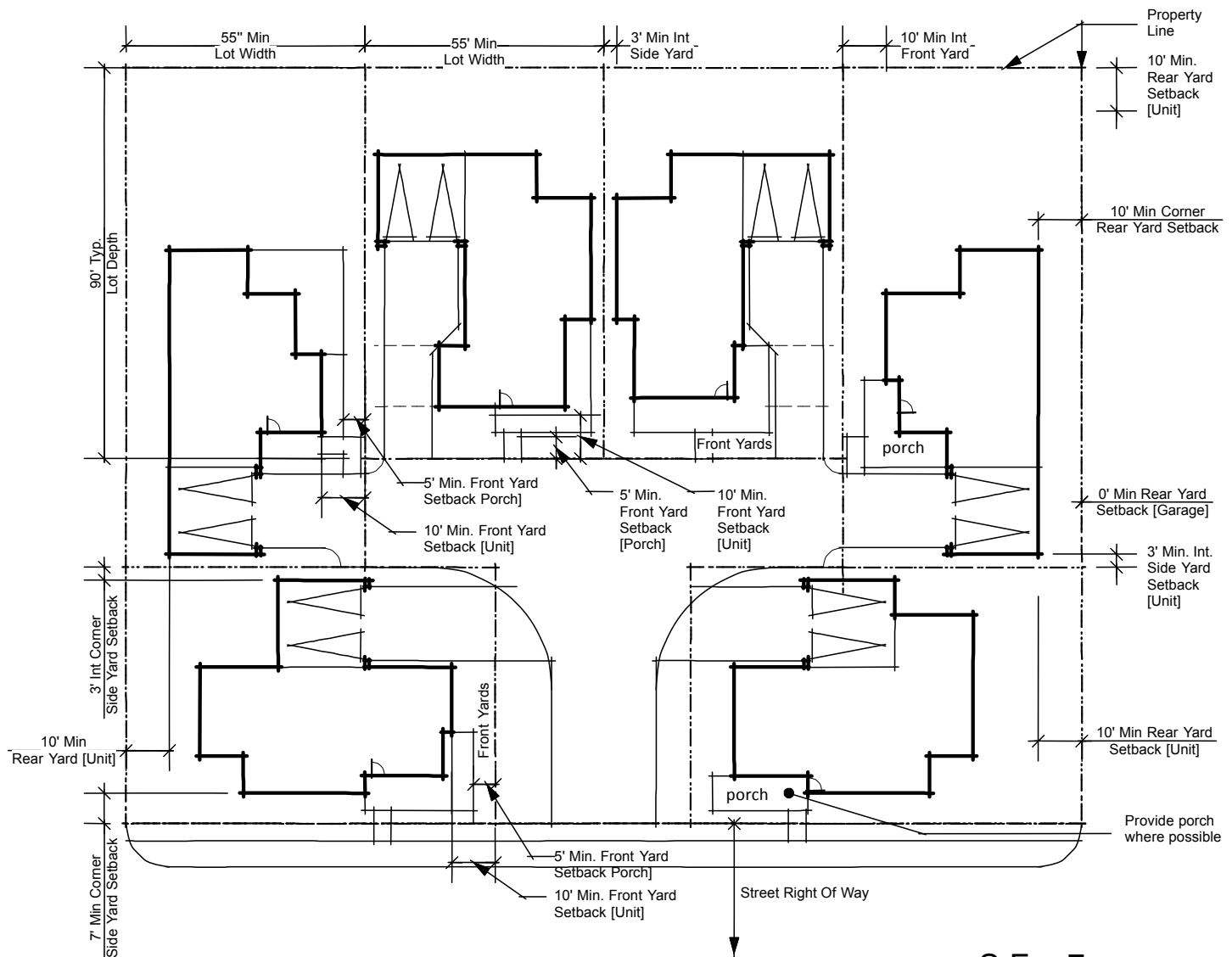
**Plan View** no scale

**S.F. - 6**

**Rear Garage**  
(5,000 SF Lots)

**Single Family Lot Layout**

LILAC HILLS RANCH SPECIFIC PLAN



**S.F. - 7**

**Six-Pack Shared Court  
(4,950 SF Lots)**

## Single Family Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

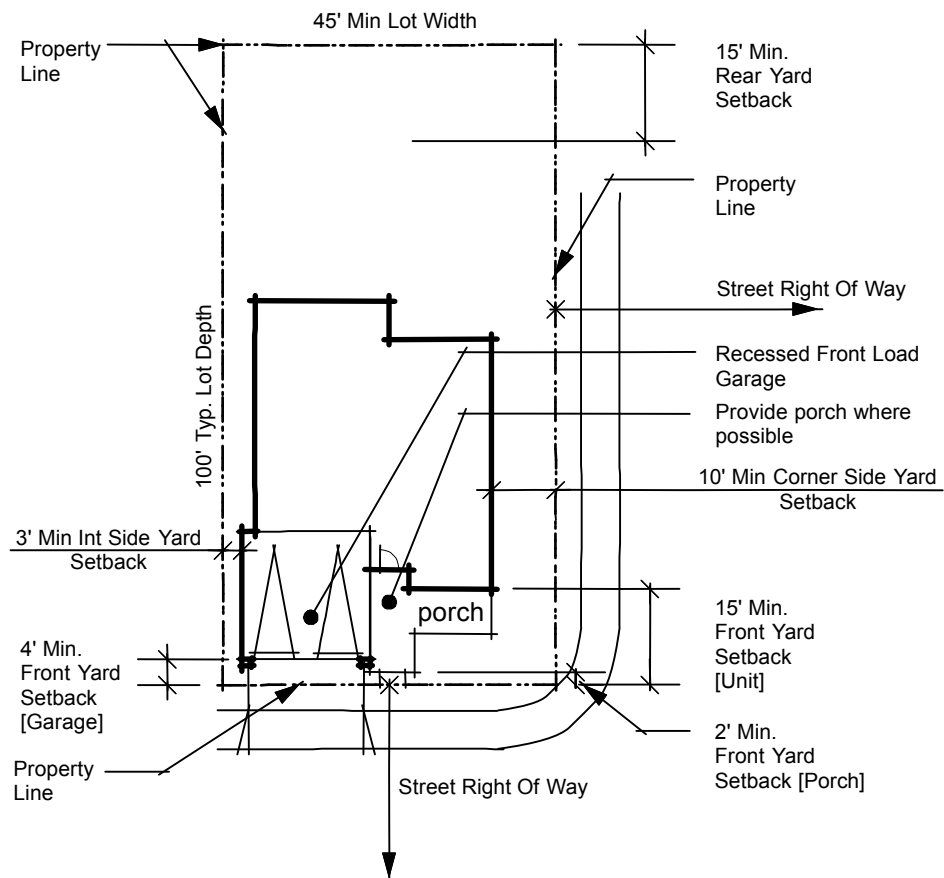
DRAFT

FIGURE 107



Note: Elevations are representative of stylistic themes

**Elevation** no scale



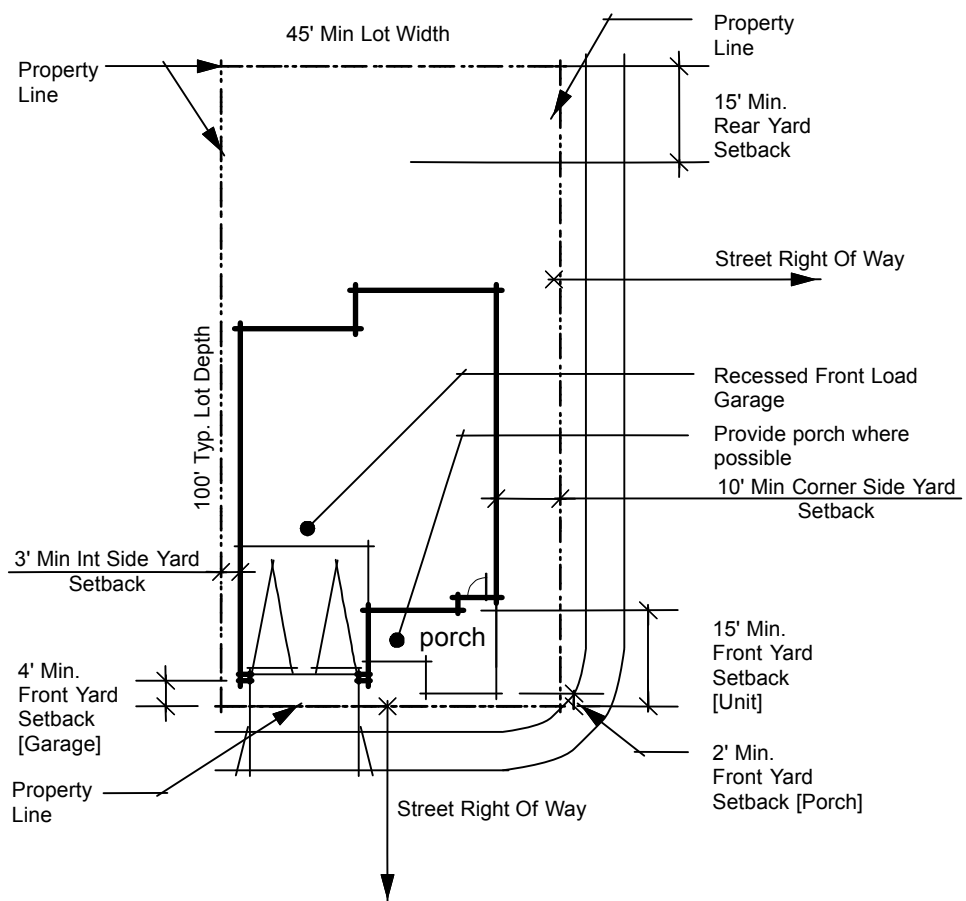
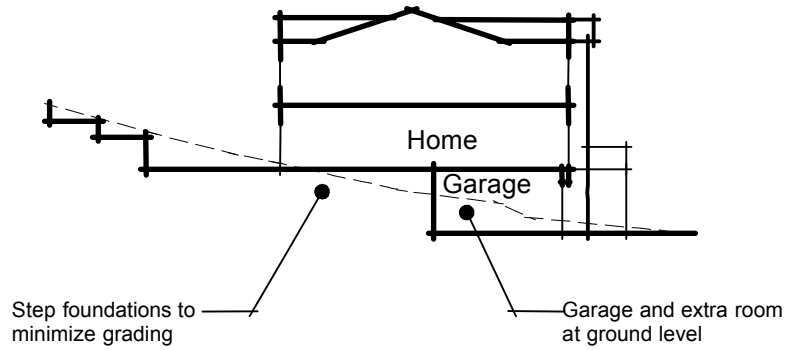
**Plan View** no scale

**S.F. - 8**

Front or Side Garage  
(4,500 SF Lots)

## Single Family Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

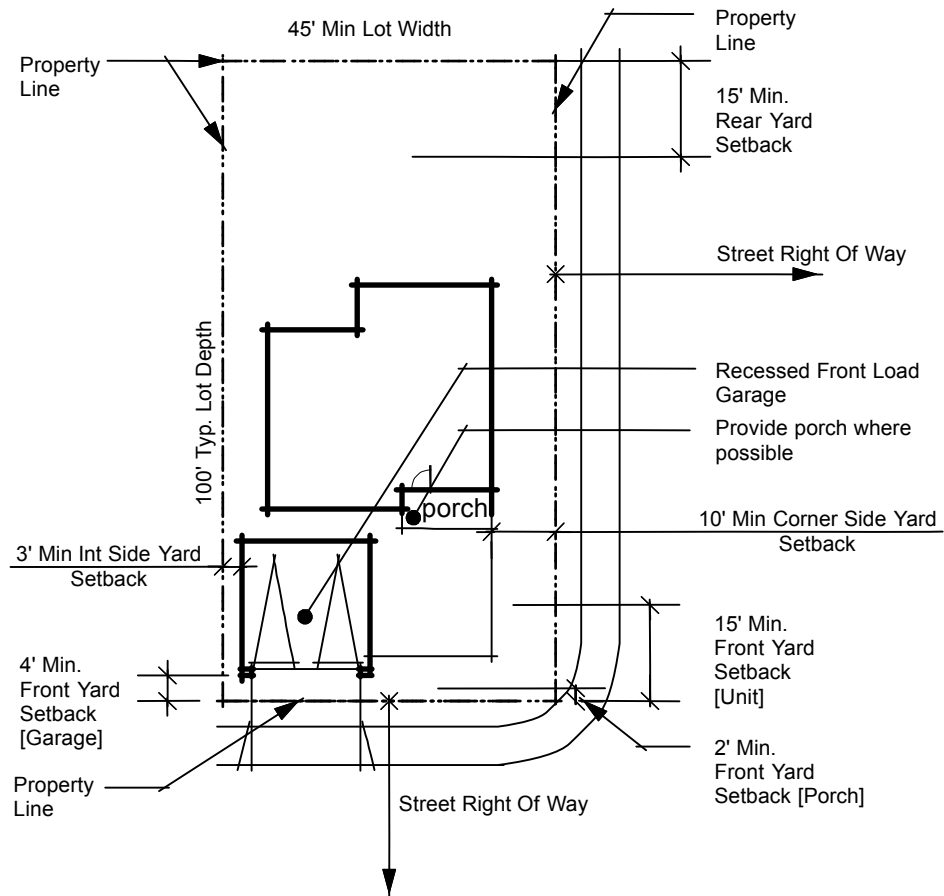
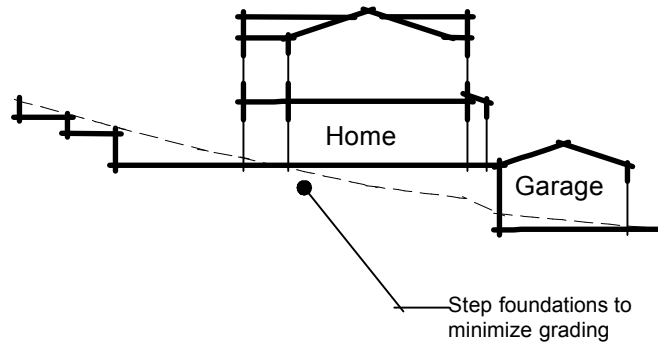


**S.F. - 8**

Steep Slope  
Tuck-Under Front or Side  
Garage  
(4,500 SF Lots)

## Single Family Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN



## S.F. - 8

Steep Slope  
Detached Front or Side  
Garage  
(4,500 SF Lots)

## Single Family Lot Layout

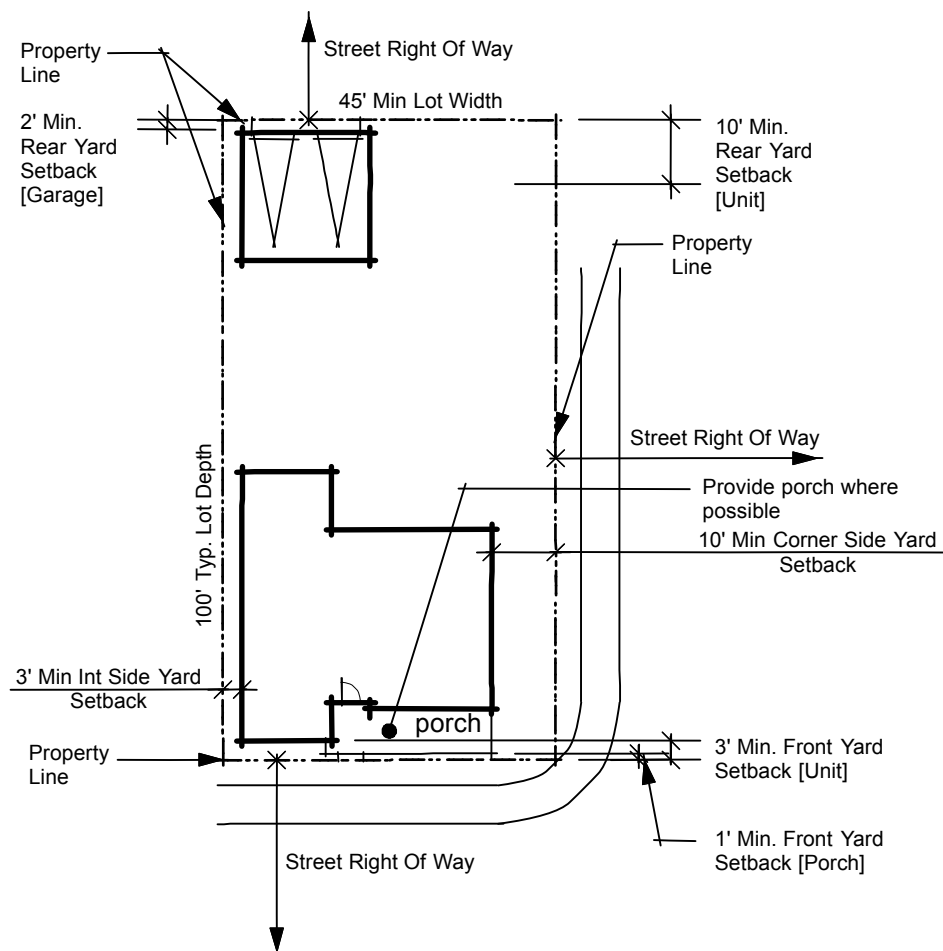
LILAC HILLS RANCH SPECIFIC PLAN





Note: Elevations are representative of stylistic themes

**Elevation** no scale



**Plan View** no scale

**S.F. - 9**

Rear Garage

(4,500 SF Lots)

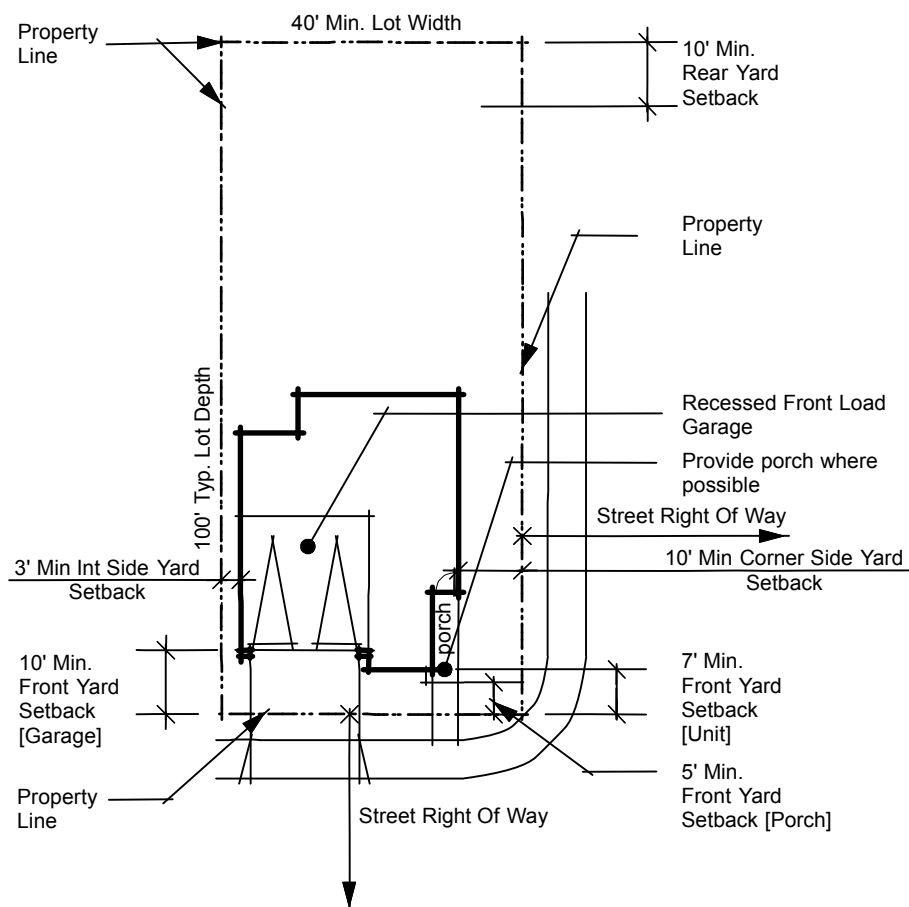
**Single Family Lot Layout**

LILAC HILLS RANCH SPECIFIC PLAN



Note: Elevations are representative of stylistic themes

**Elevation** no scale



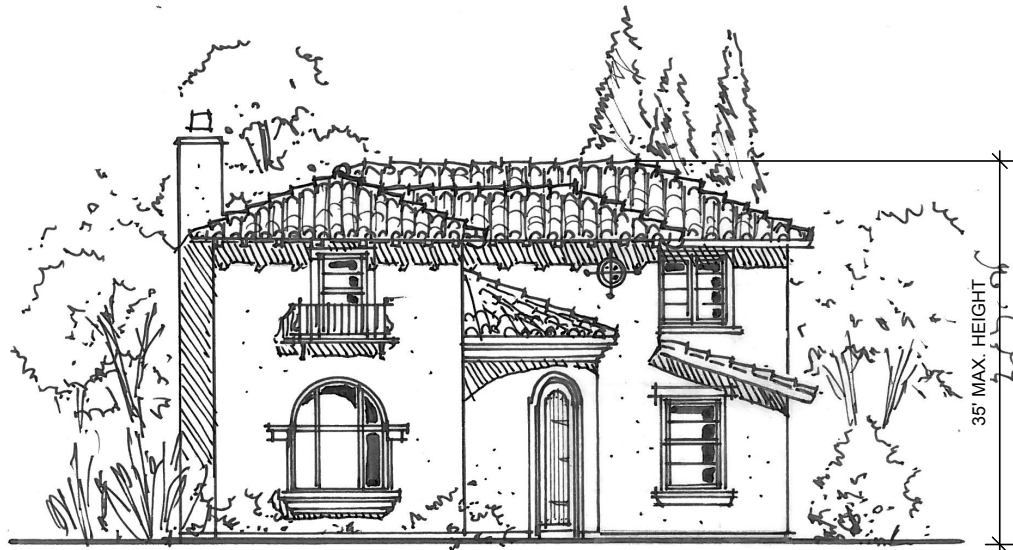
**Plan View** no scale

**S.F. - 10**

Front or Side Garage  
(4,000 SF Lots)

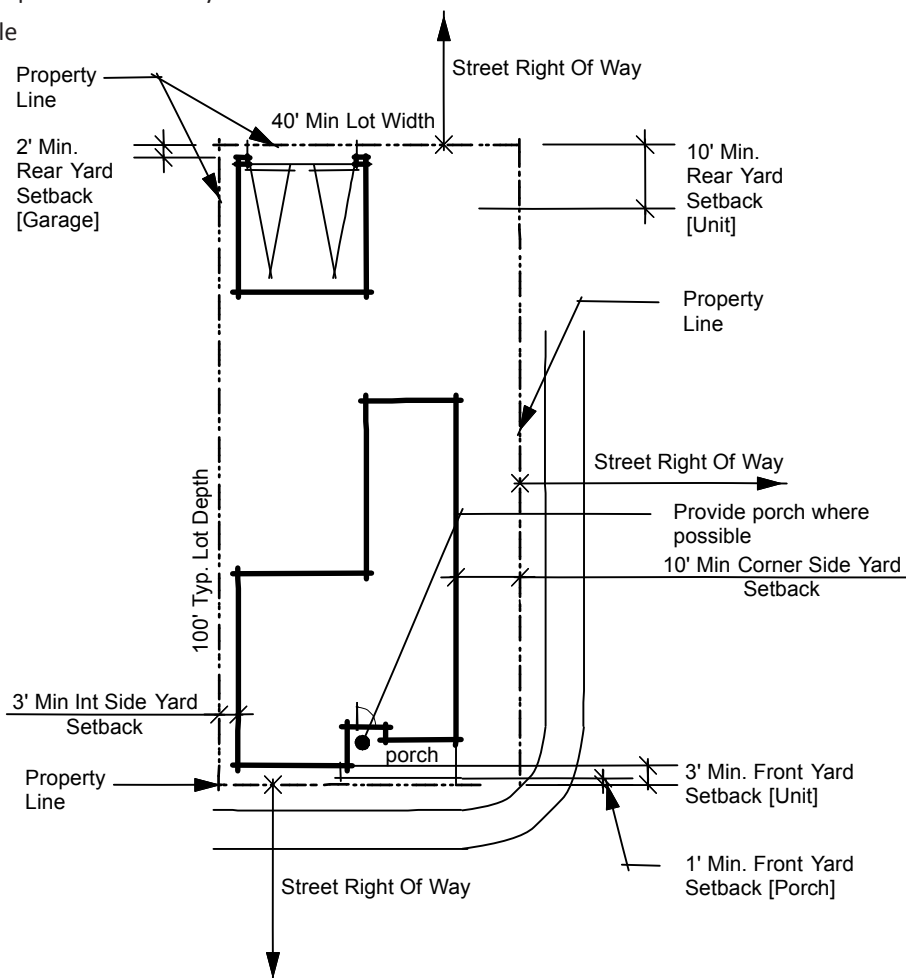
## Single Family Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN



Note: Elevations are representative of stylistic themes

**Elevation** no scale



**Plan View** no scale

**S.F. - 11**

**Rear Garage**  
(4,000 SF Lots)

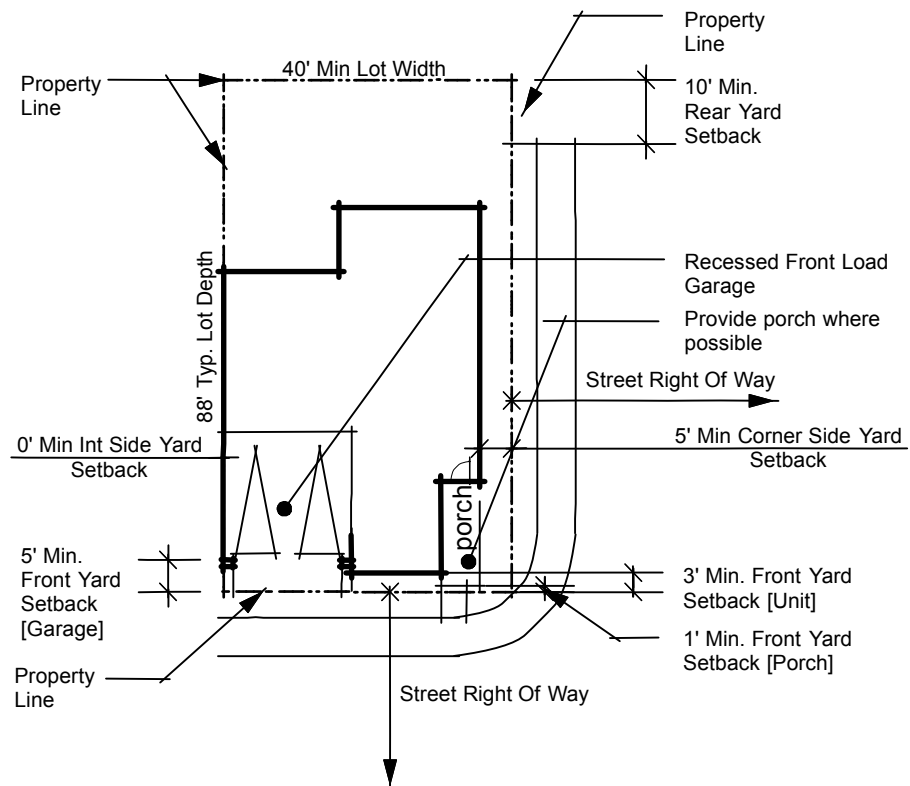
## Single Family Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN



Note: Elevations are representative of stylistic themes

**Elevation** no scale



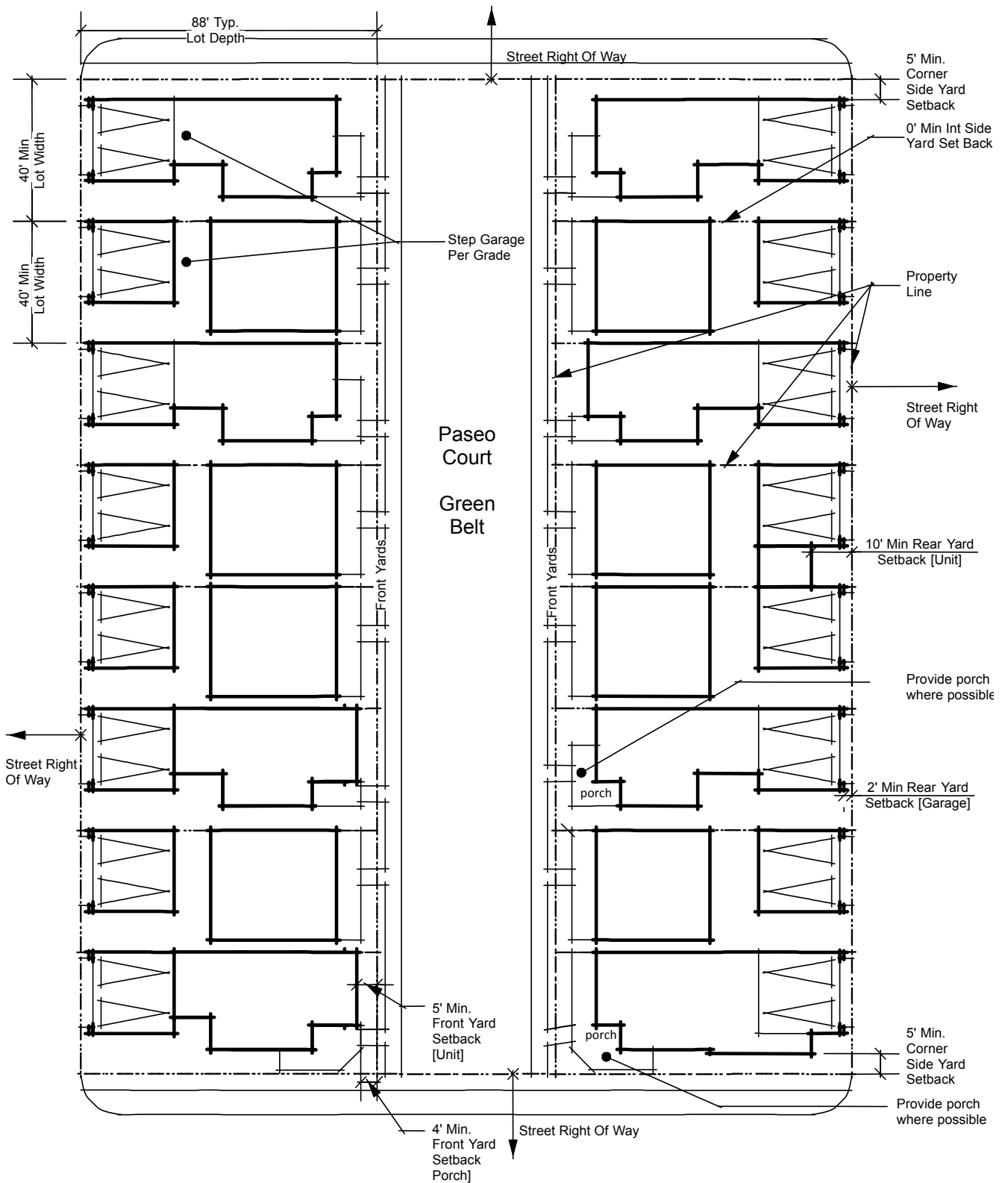
**Plan View** no scale

**S.F. - 12**

**Front Garage**  
(3,500 SF Lots)

## Single Family Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN



**S.F. - 13**  
Hillside Paseo  
(3,500 SF Lots)

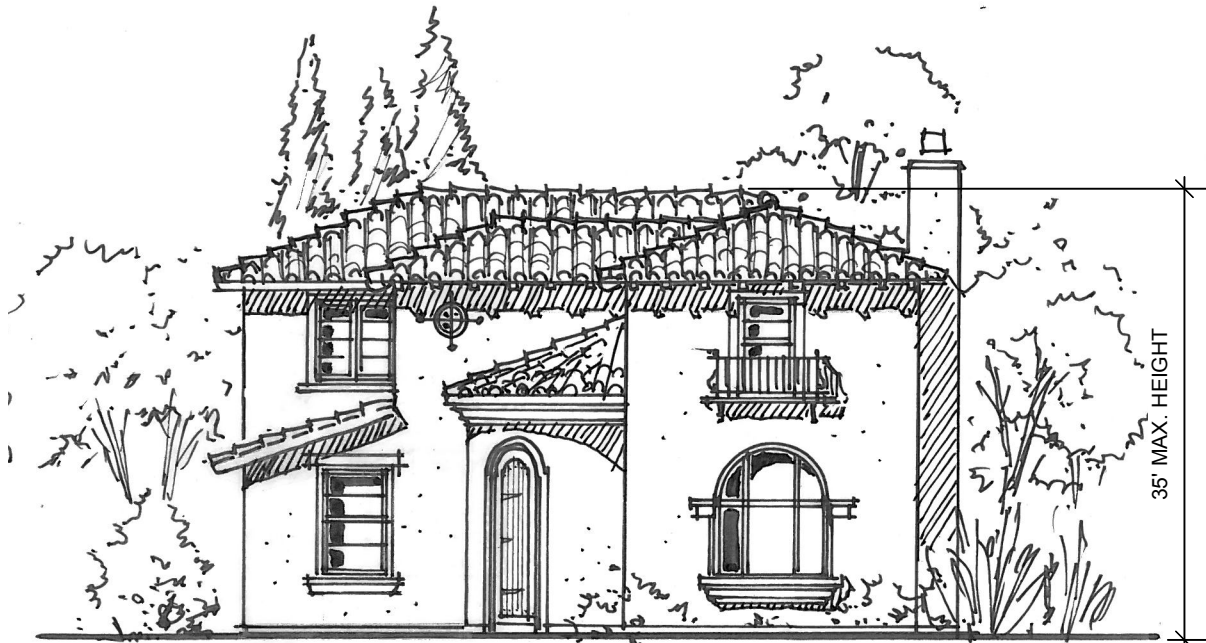
## Single Family Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

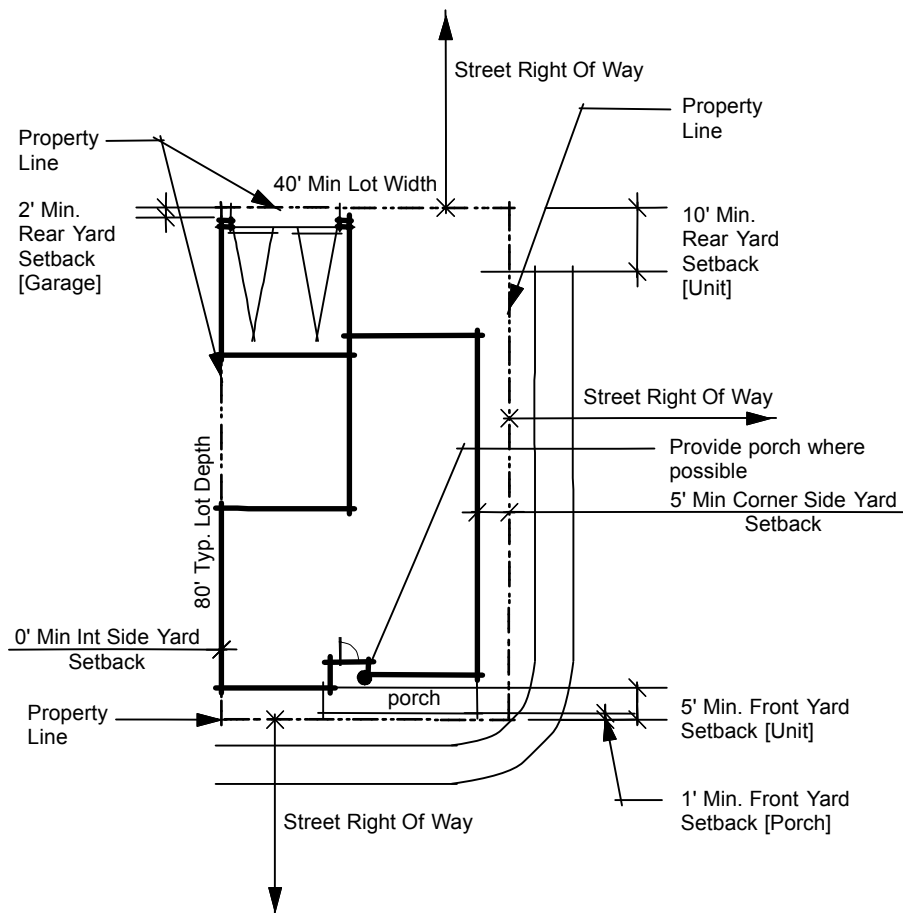
FIGURE 115





Note: Elevations are representative of stylistic themes

**Elevation** no scale



**Plan View** no scale

**S.F. - 14**

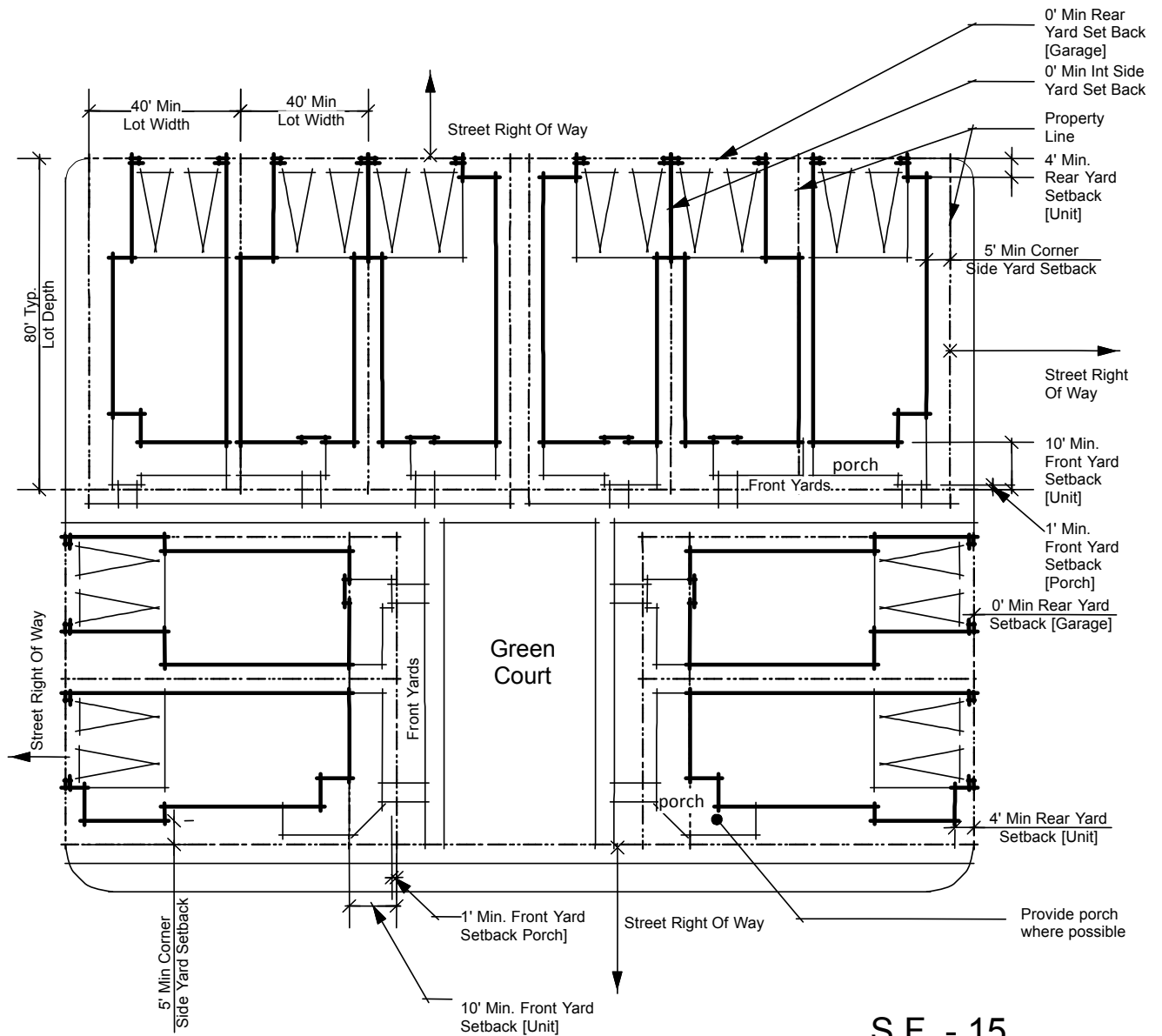
**Rear Garage**  
(3,200 SF Lots)

## Single Family Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

FIGURE 116



**S.F. - 15**

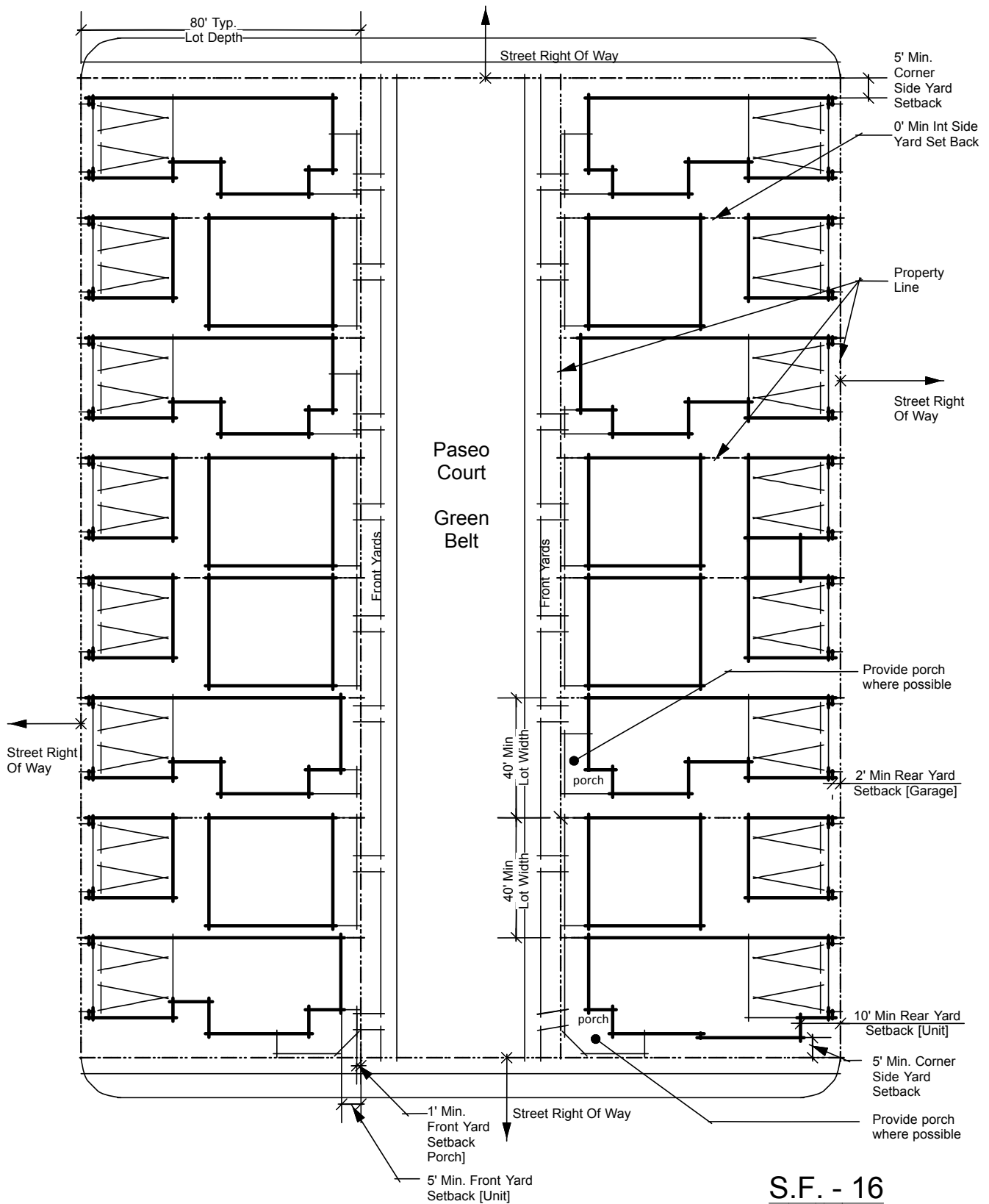
**Green Court Cluster**  
(3,200 SF Lots)

## Single Family Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

FIGURE 117



**S.F. - 16**

**Paseo Court Cluster  
(2,800 SF Lots)**

## Single Family Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

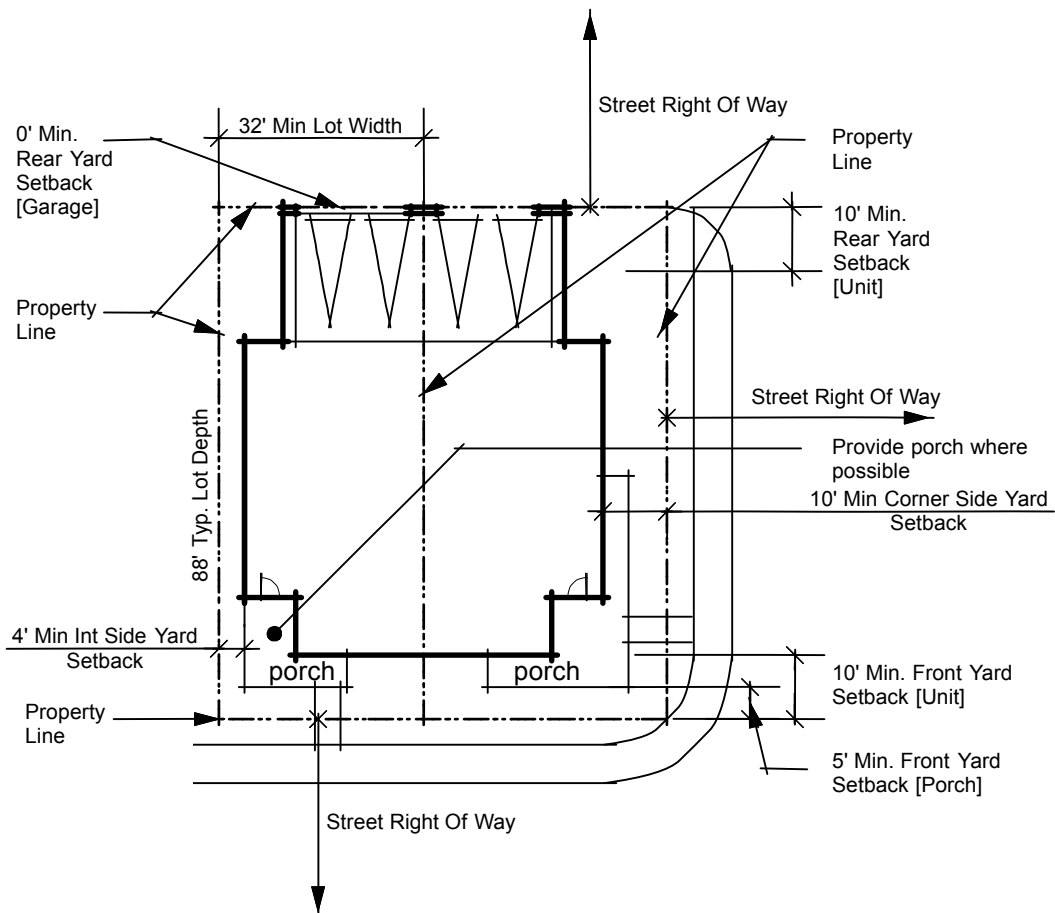
DRAFT

FIGURE 118



Note: Elevations are representative of stylistic themes

**Elevation** no scale



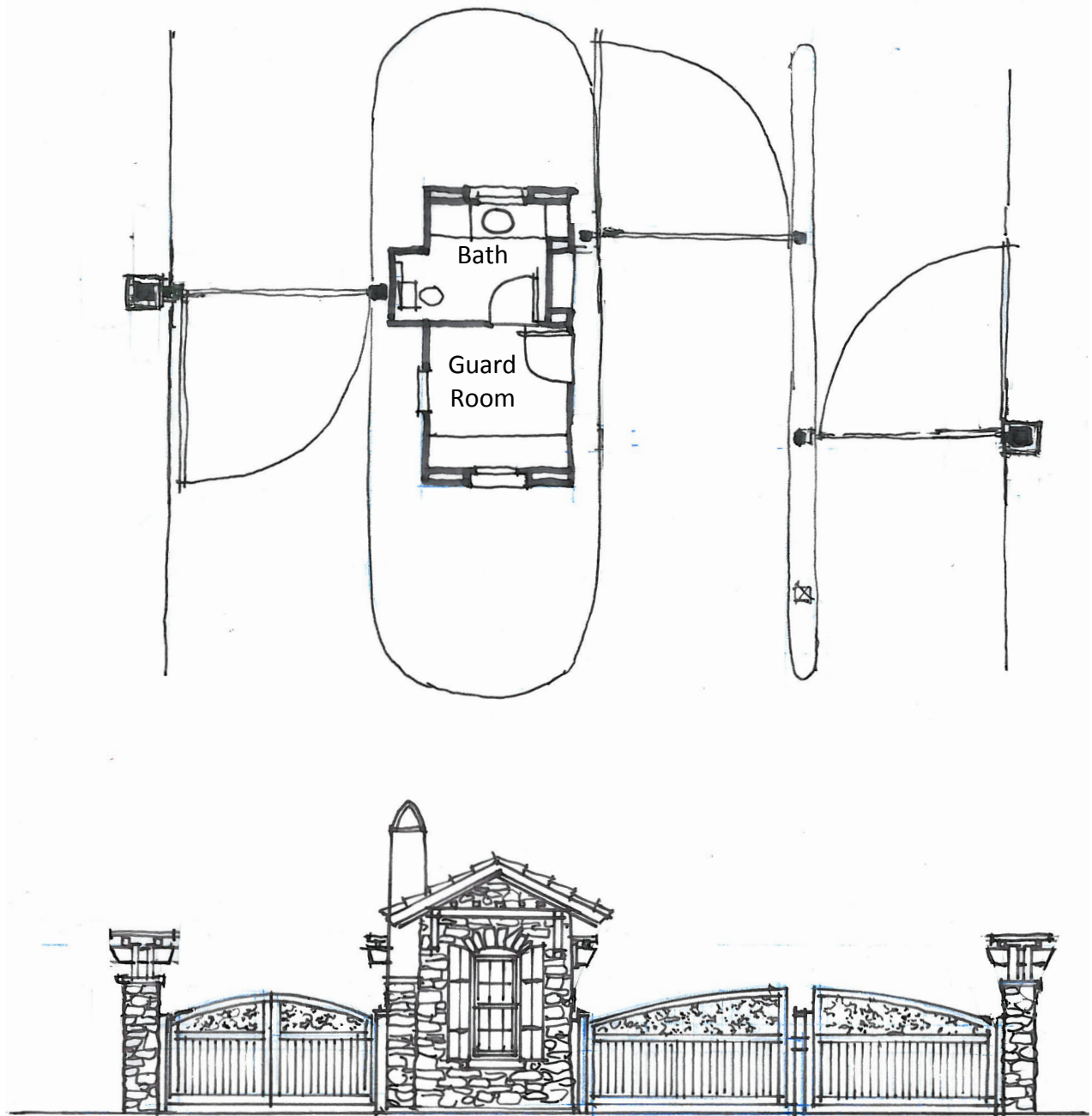
**Plan View** no scale

**S.F. - 17**

**Double Detached  
(2,800 SF Lots)**

**Single Family Lot Layout**

LILAC HILLS RANCH SPECIFIC PLAN



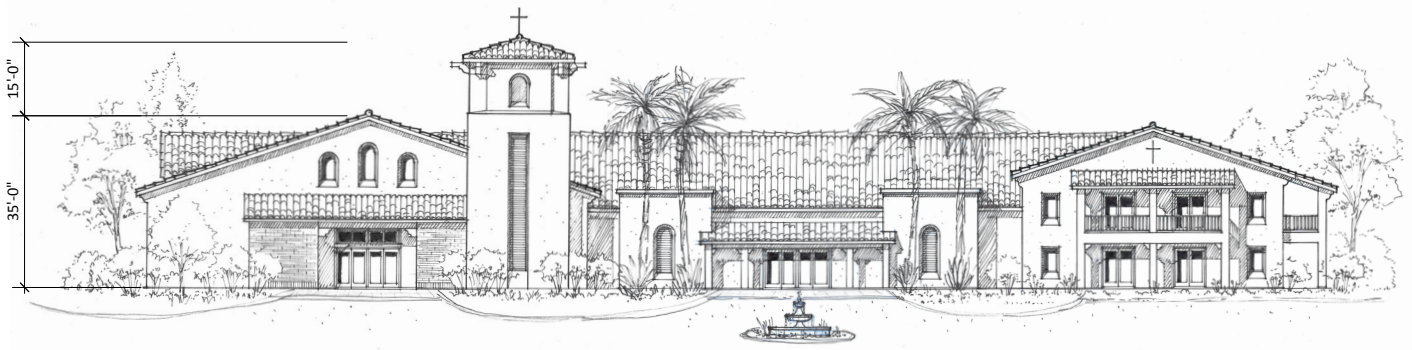
## Senior Neighborhood Gated Entry Guard House Concept - Typical

LILAC HILLS RANCH SPECIFIC PLAN

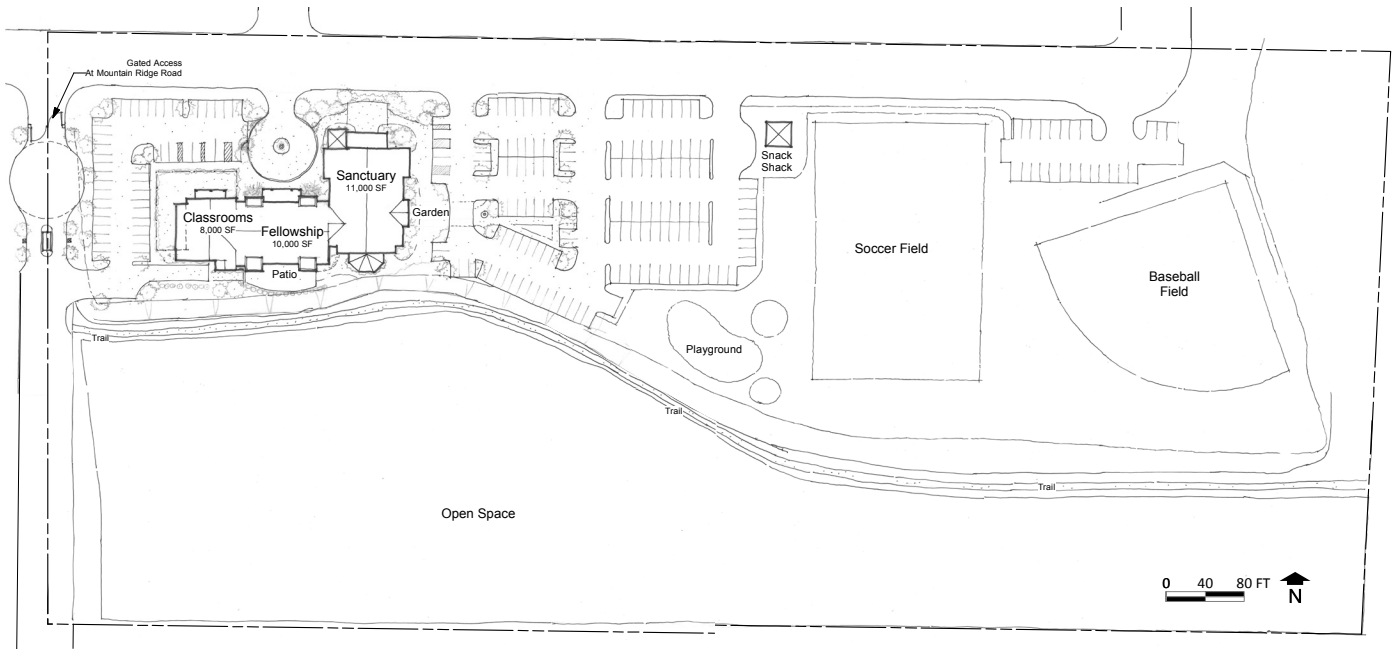
DRAFT

FIGURE 120



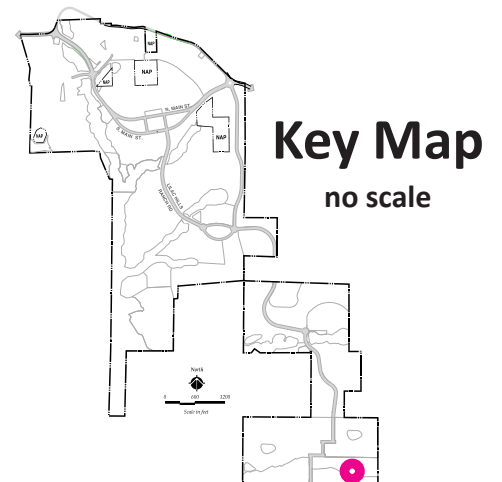


**Elevation**  
no scale



**Plan View**  
no scale

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



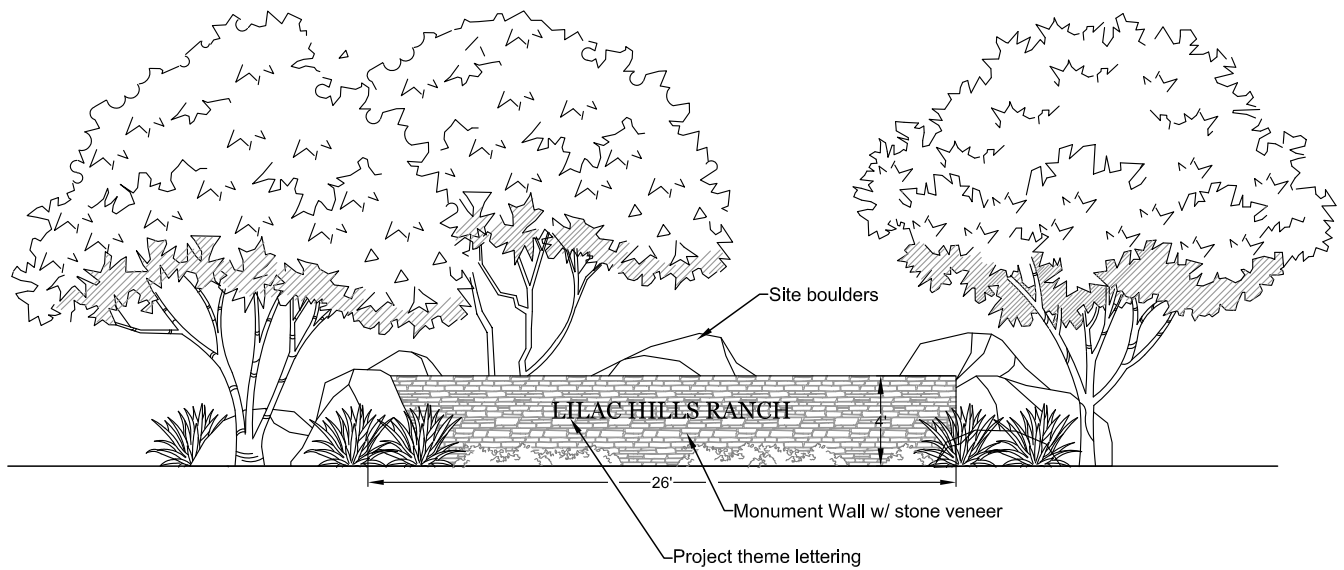
**Key Map**  
no scale

## Institutional Site Concept Plan & Elevation

LILAC HILLS RANCH SPECIFIC PLAN

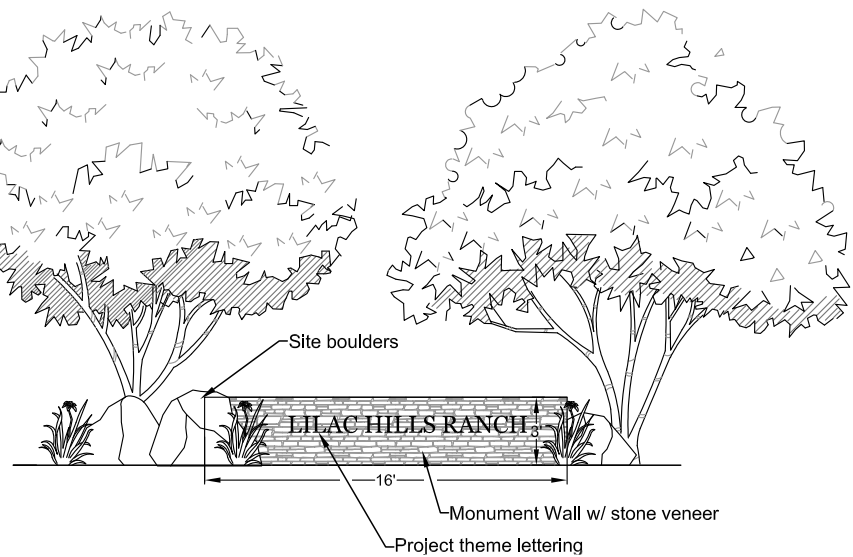
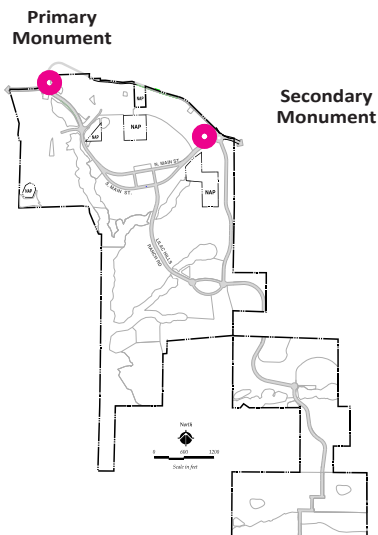
DRAFT

FIGURE 121



**Primary Project Entry**  
no scale

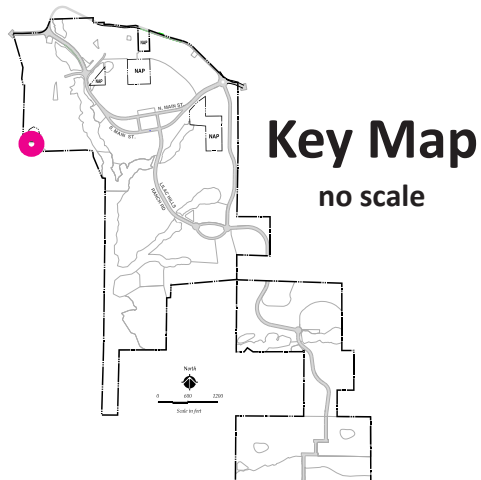
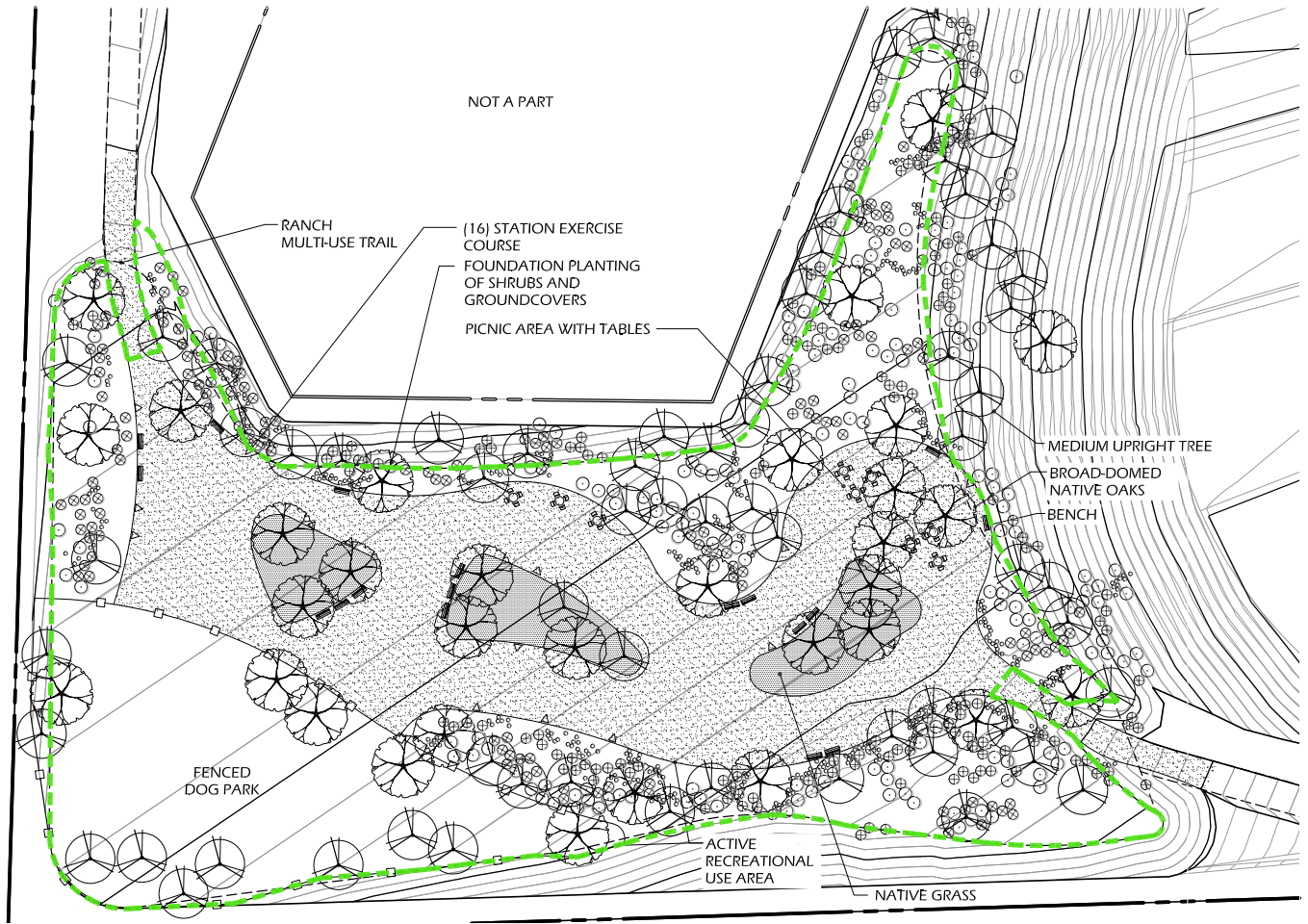
**Key Map**  
no scale



**Secondary Project Entry**  
no scale

## Project Entry Monuments

LILAC HILLS RANCH SPECIFIC PLAN



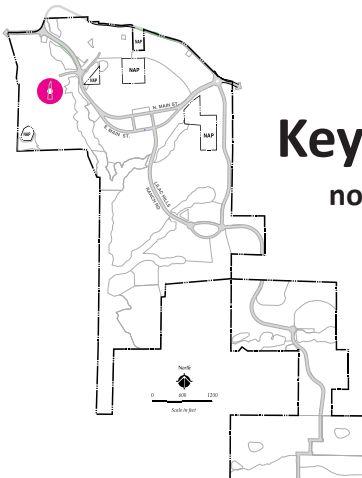
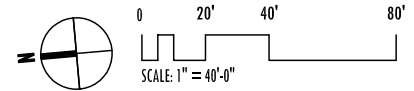
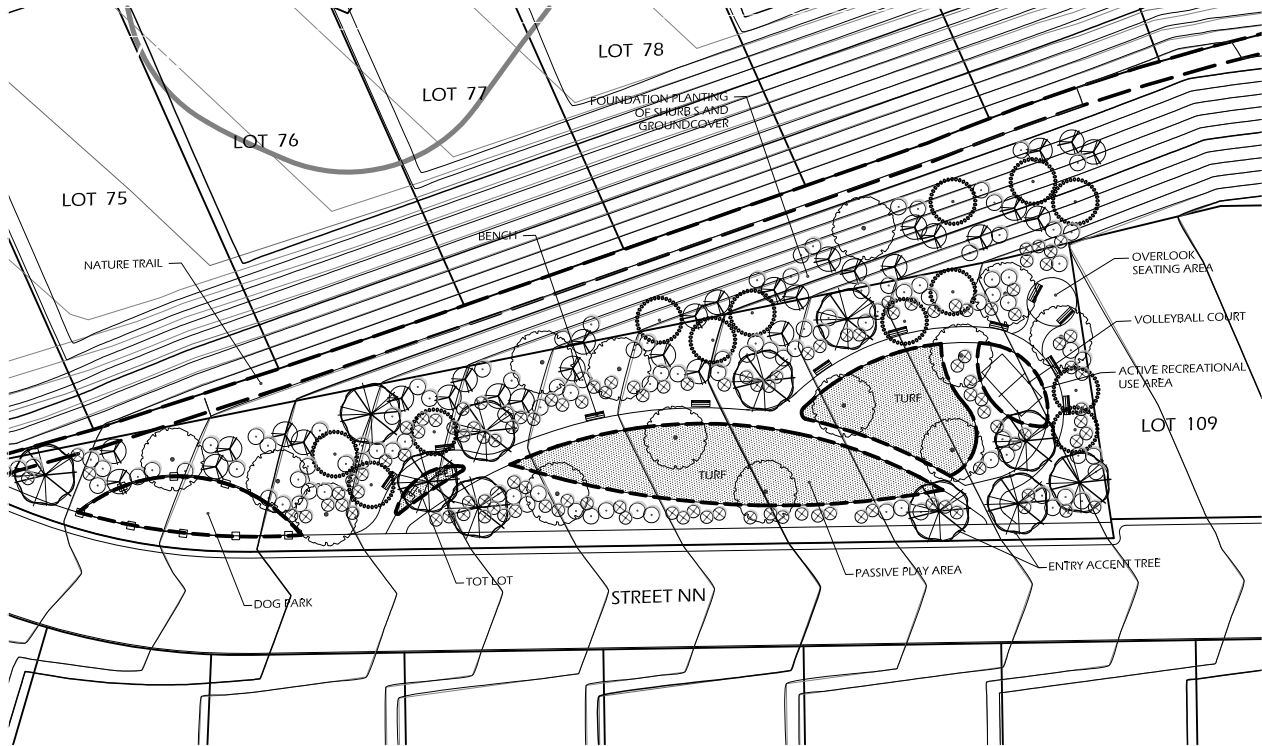
This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

## Fitness Center Park Concept (P-1)

LILAC HILLS RANCH SPECIFIC PLAN

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FIGURE 123



**Key Map**  
no scale

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

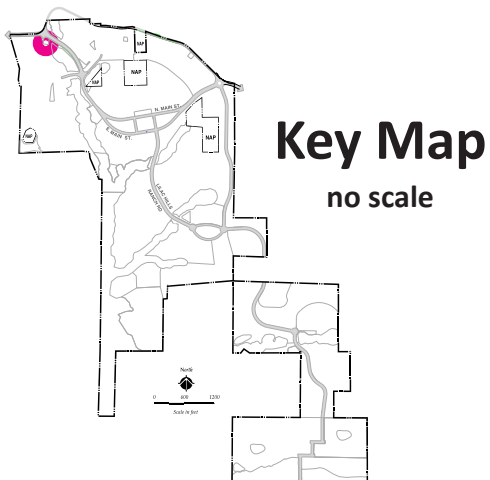
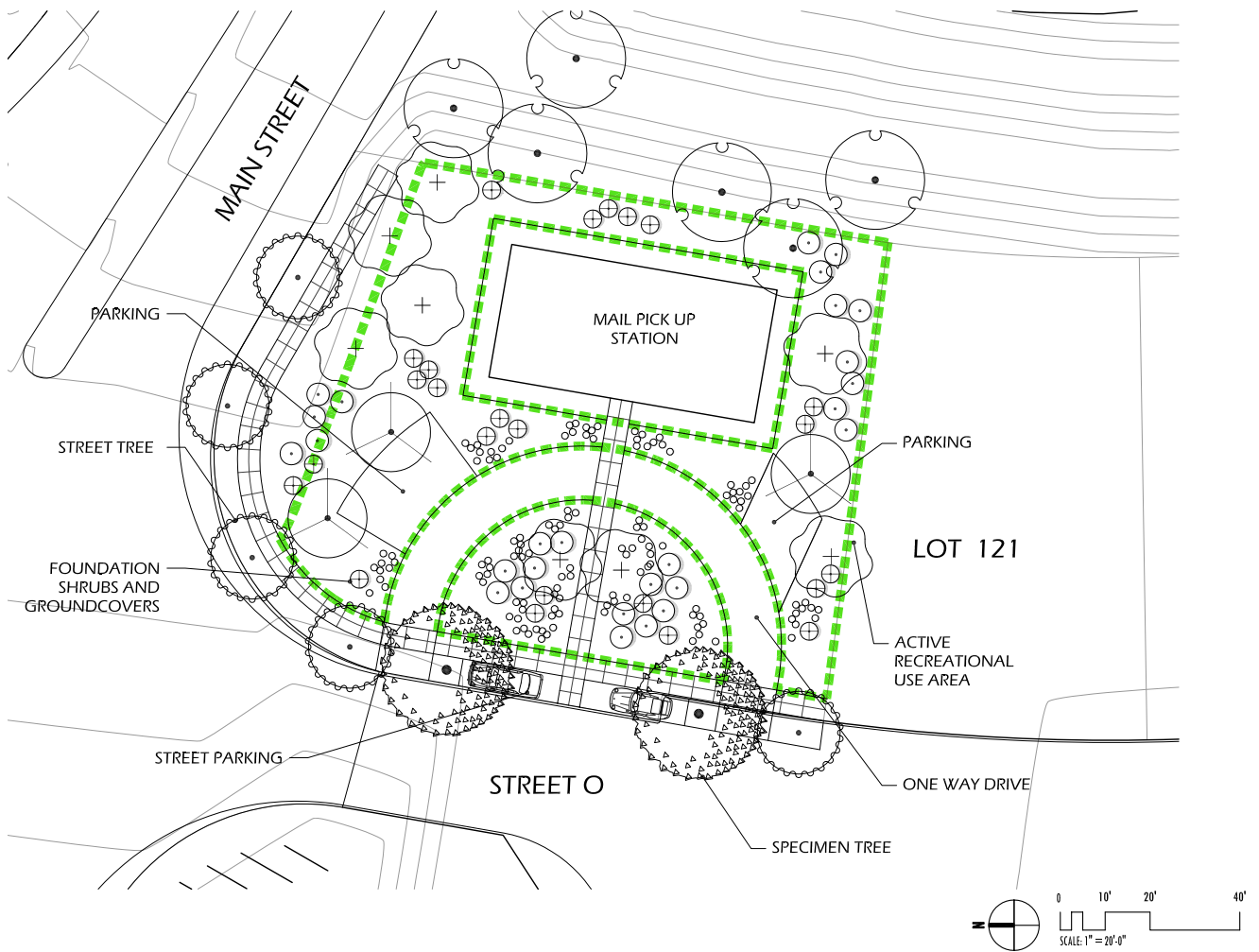
## Sport Park (P-2) Concept

LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

FIGURE 124





This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

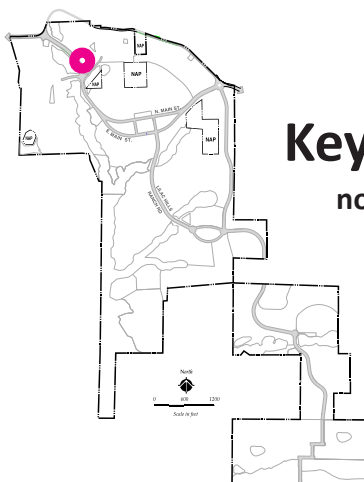
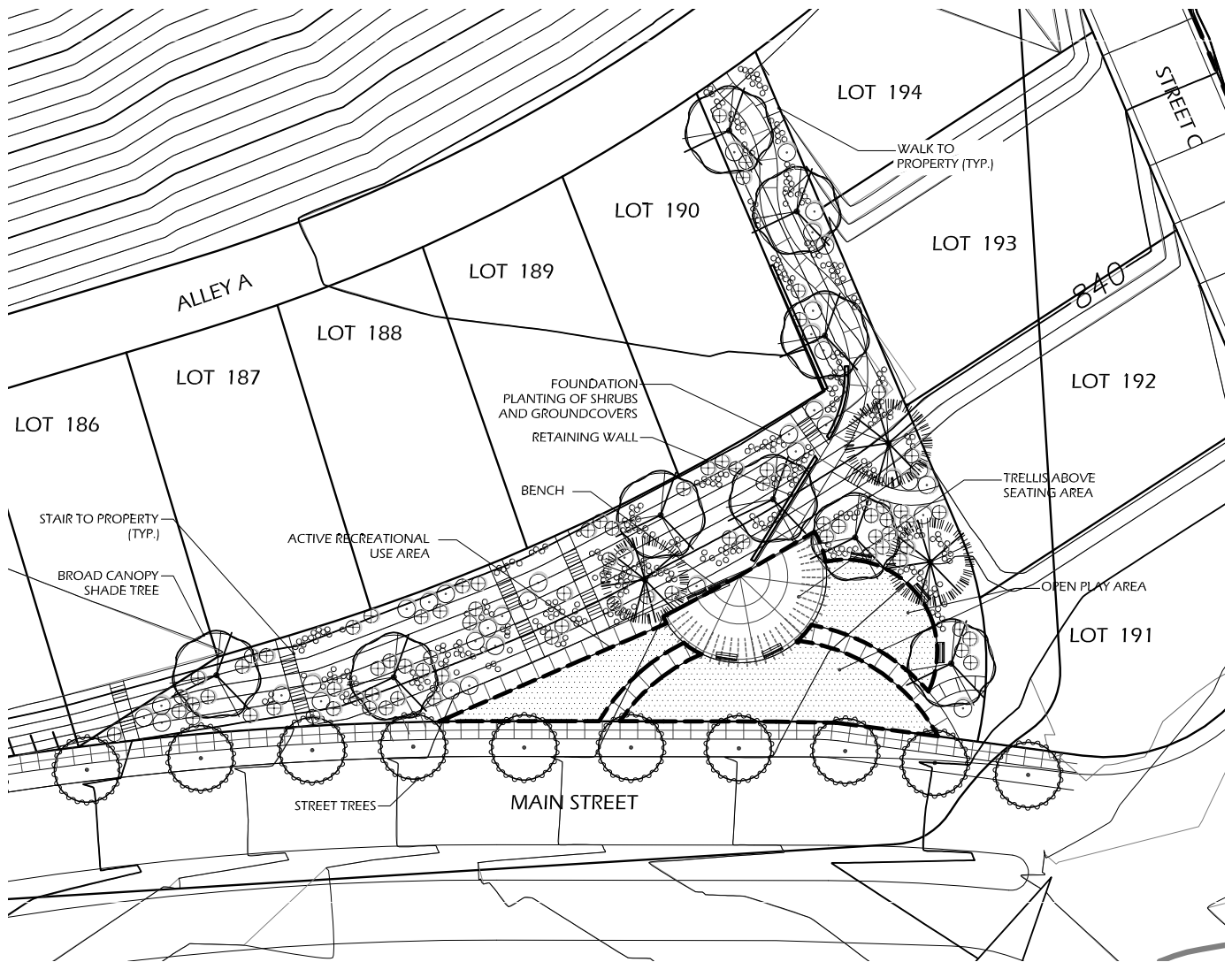
## Mail Pick-up Station (P-3) Concept

LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

FIGURE 125





**Key Map**  
no scale

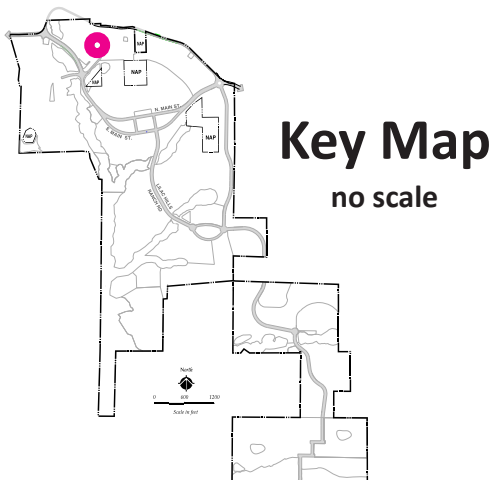
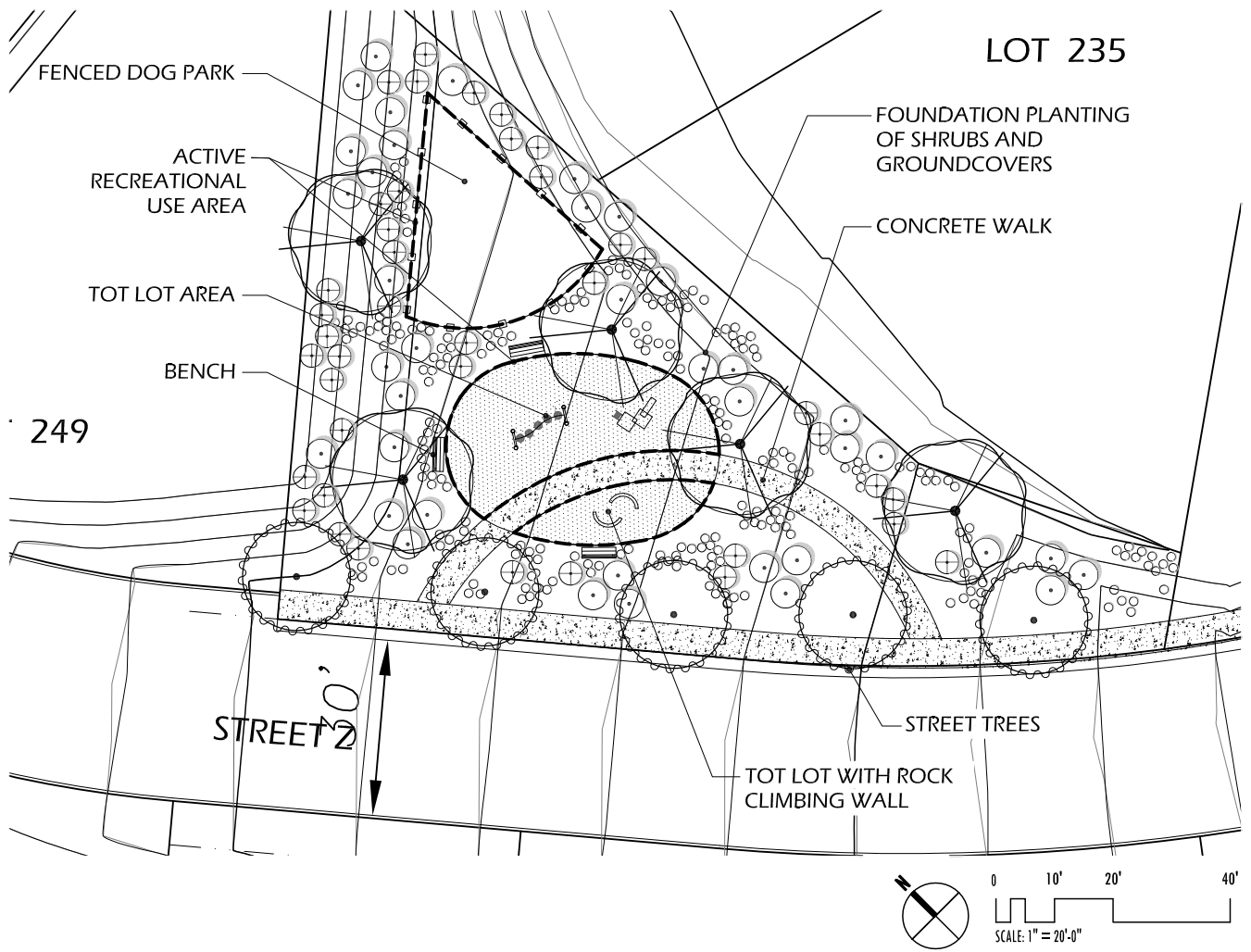
This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

## Garden Park (P-4) Concept

LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

FIGURE 126



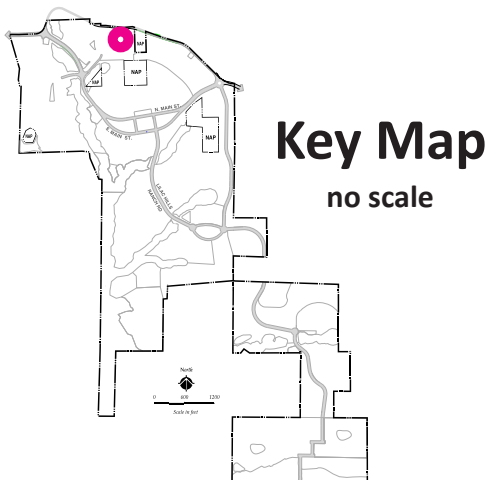
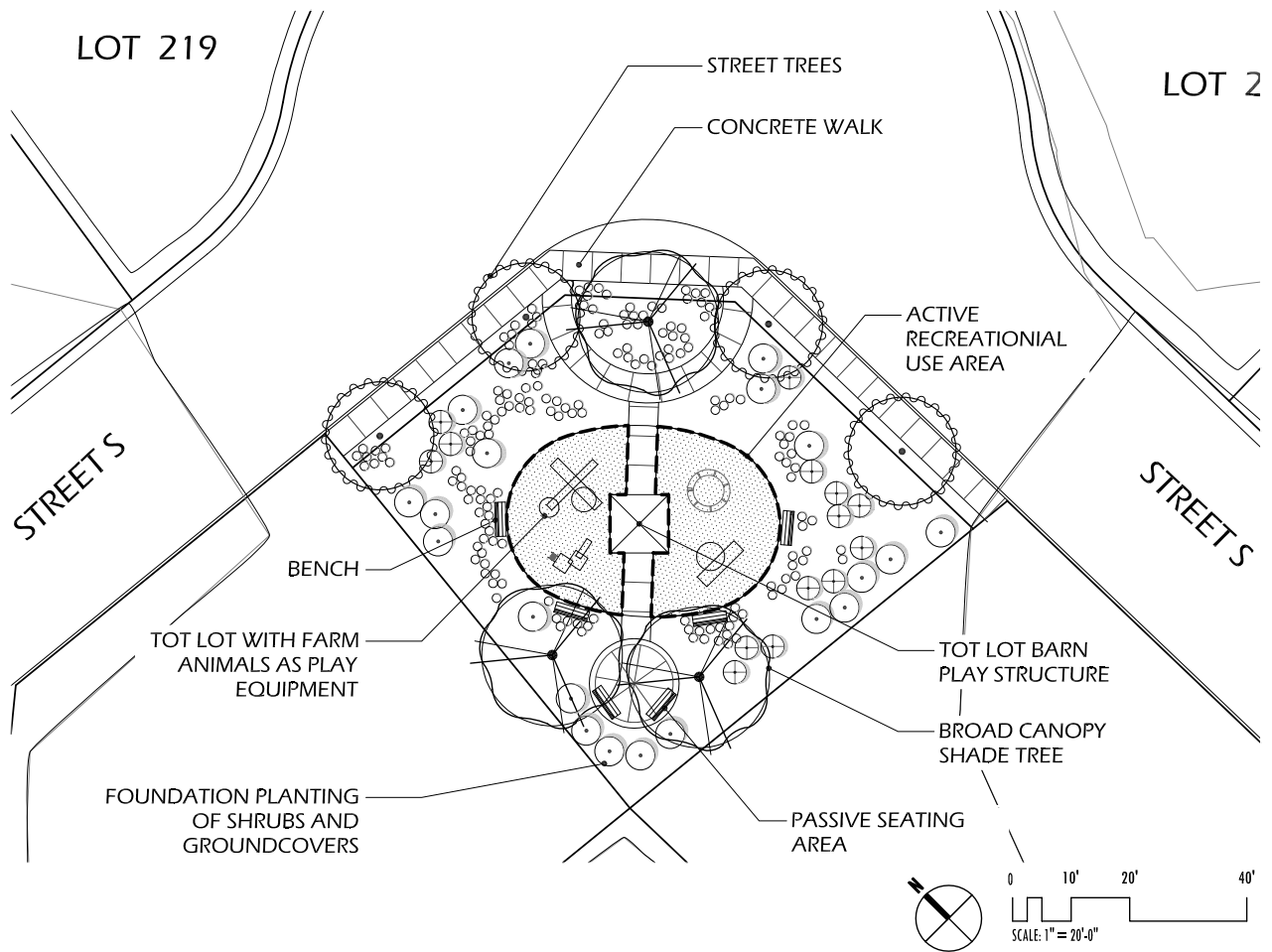
This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

## Climber Pocket Park (P-5) Concept

LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

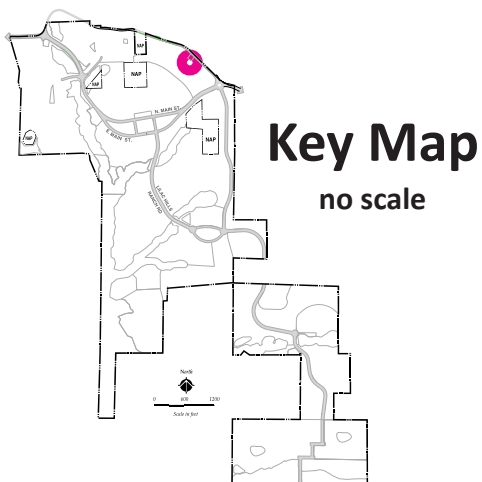
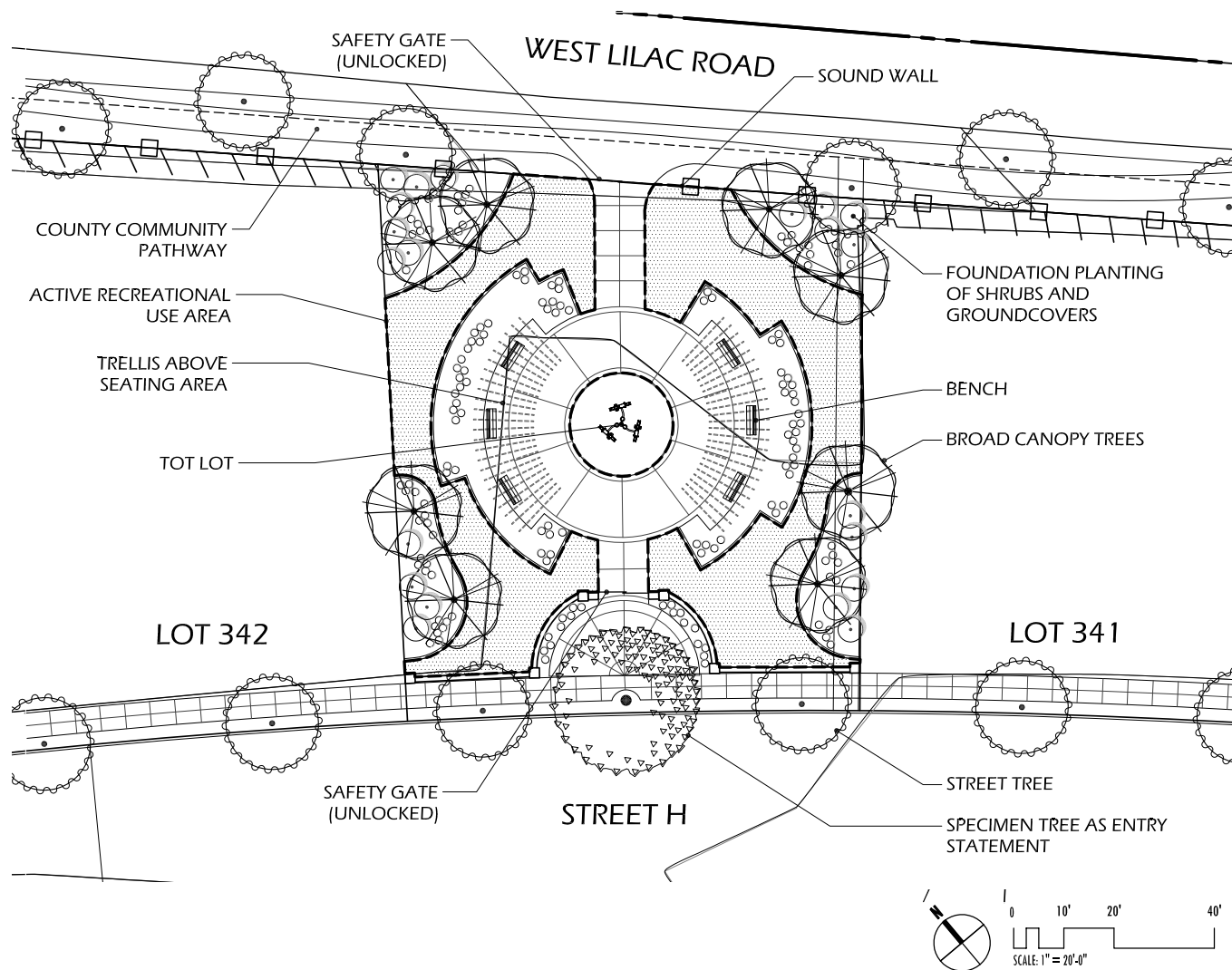
FIGURE 127



This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

## The Barn (P-6) Concept

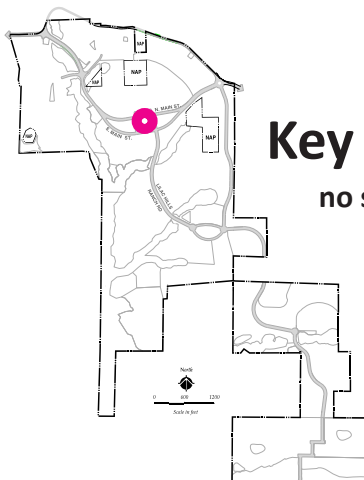
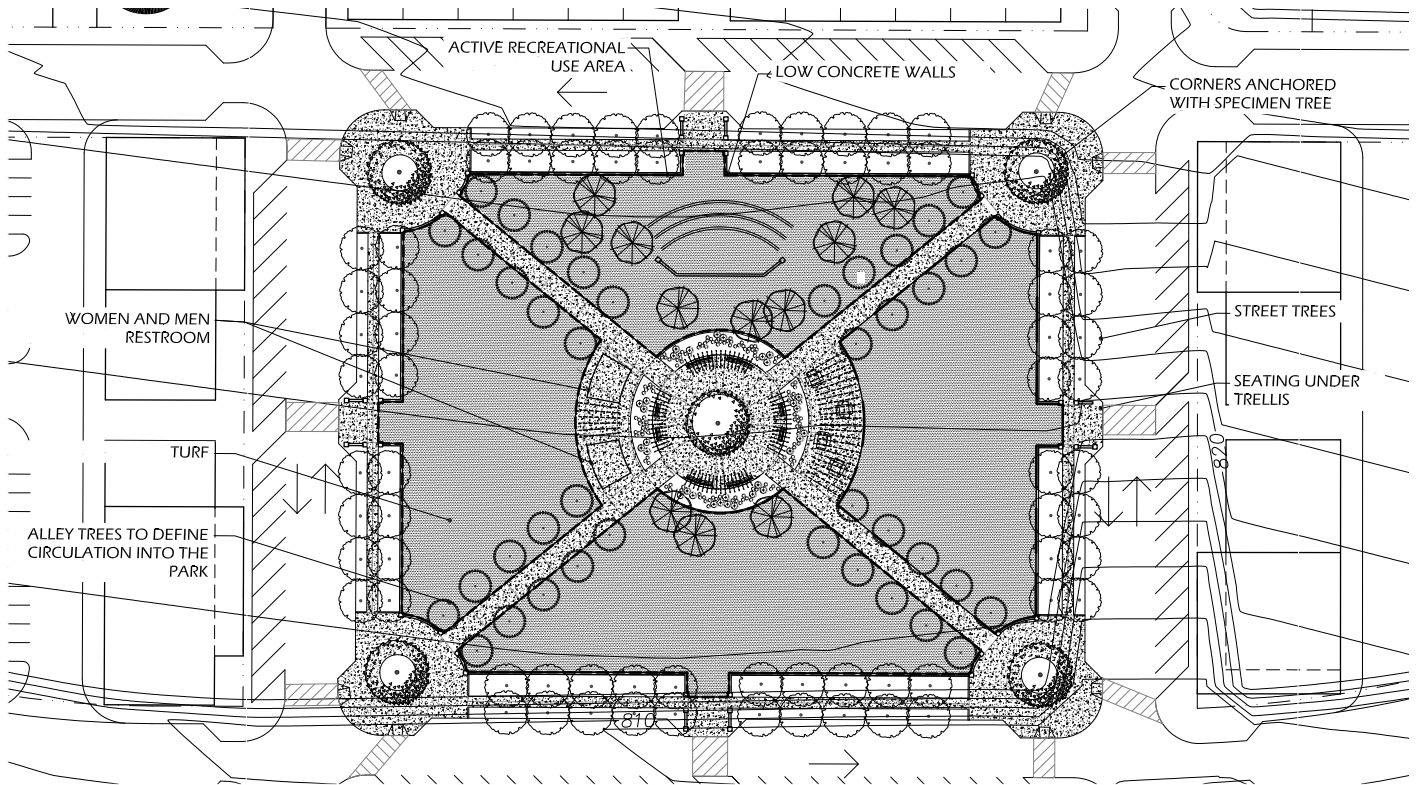
LILAC HILLS RANCH SPECIFIC PLAN



This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

## Neighborhood Park (P-7) Concept

LILAC HILLS RANCH SPECIFIC PLAN



**Key Map**  
no scale

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

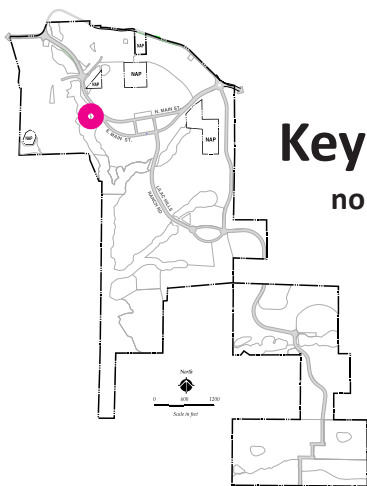
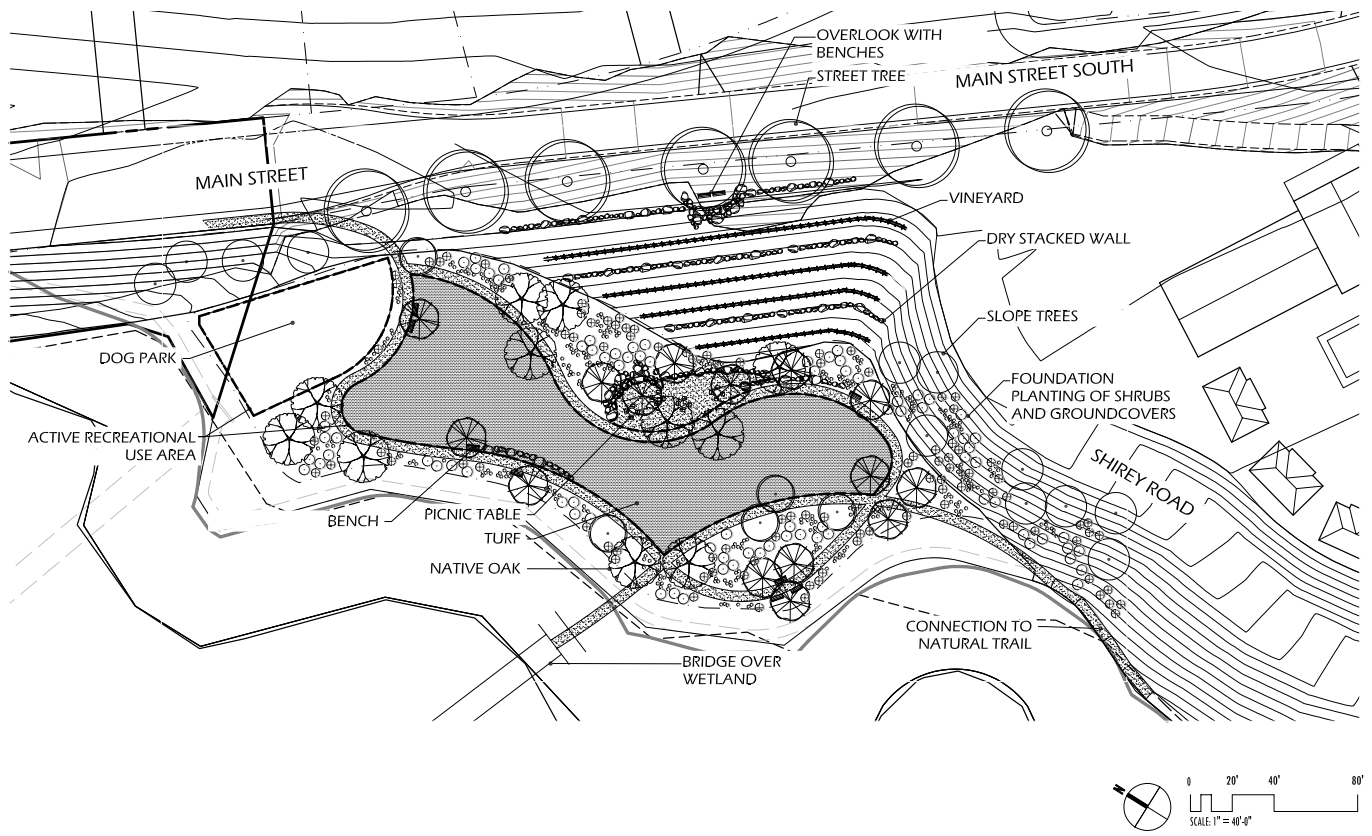
## Town Center Park (P-8) Concept

LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

FIGURE 130



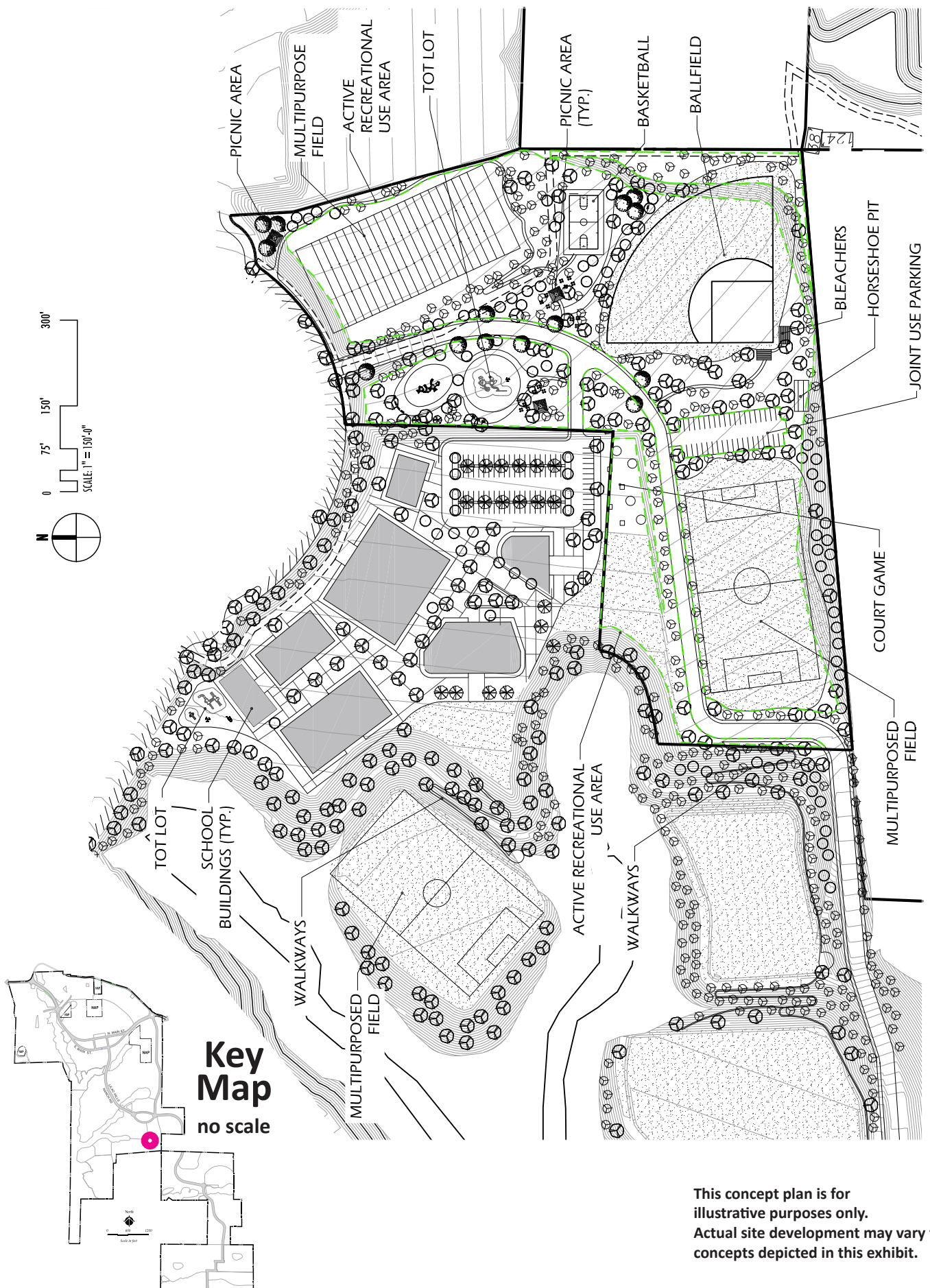


**Key Map**  
no scale

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

## Vineyard Park (P-9) Concept

LILAC HILLS RANCH SPECIFIC PLAN

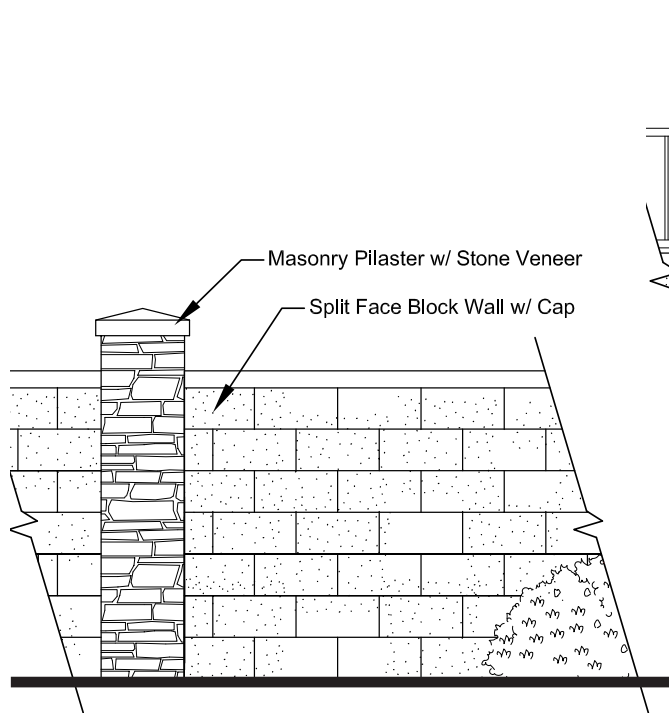


## Joint Use Park (P-10) Concept

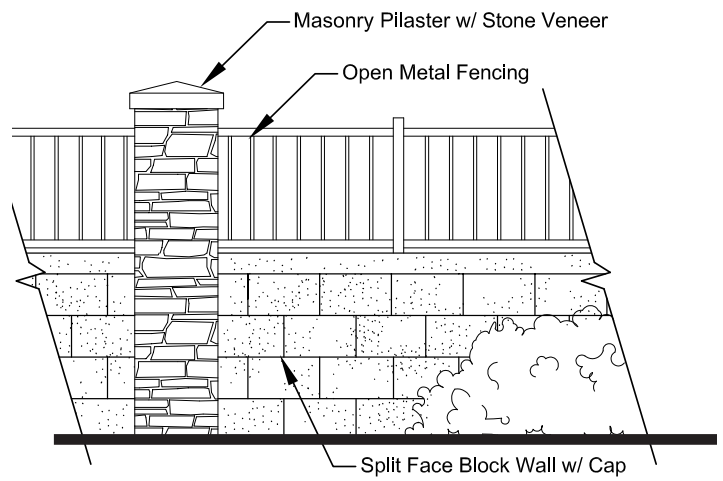
LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

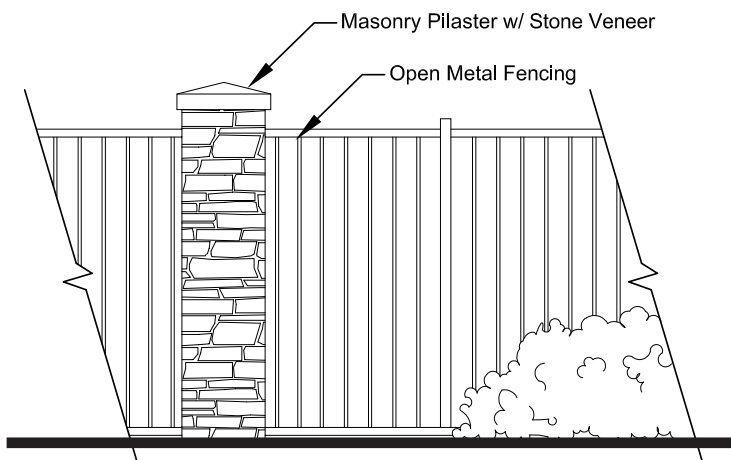
FIGURE 132



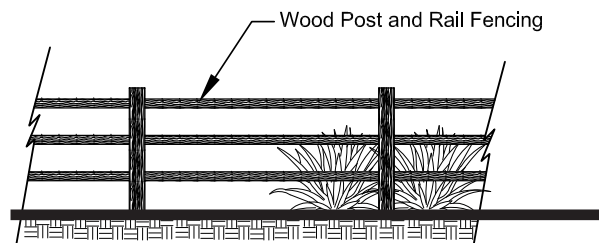
**Masonry Project Theme Wall**  
no scale



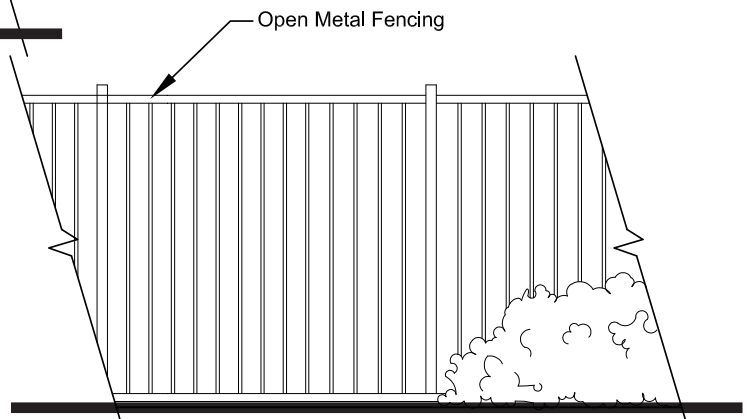
**Masonry Wall w/ Open Metal Fencing Above**  
no scale



**Open View Fence**  
no scale



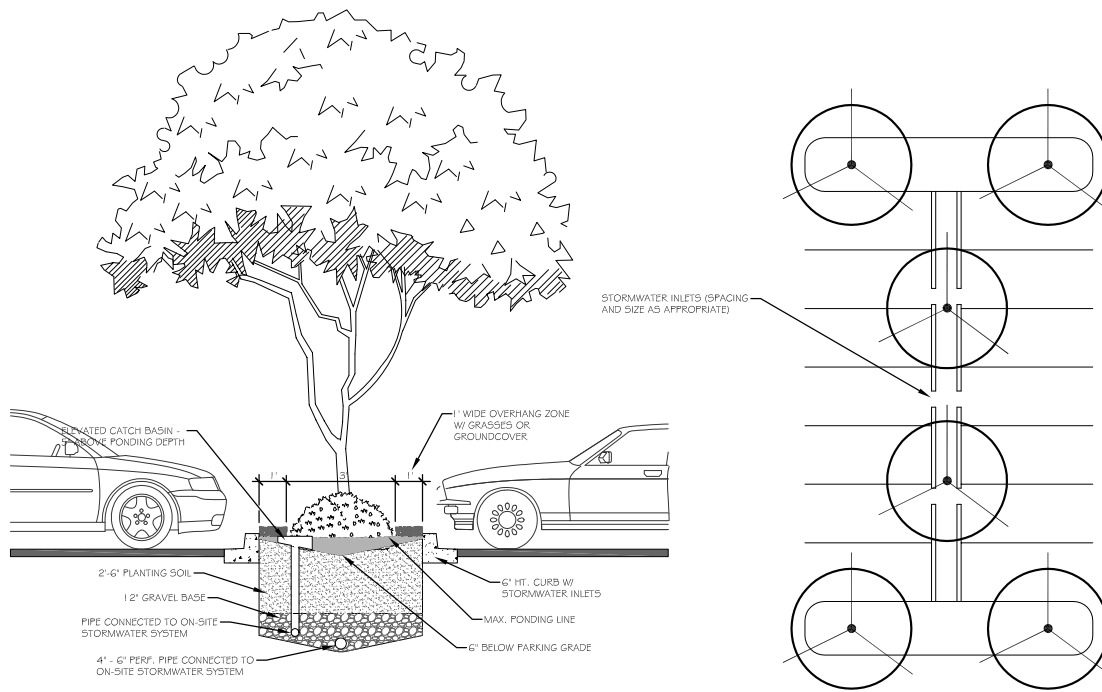
**Wood Post & Rail Fencing**  
no scale



**Open View Fencing**  
no scale

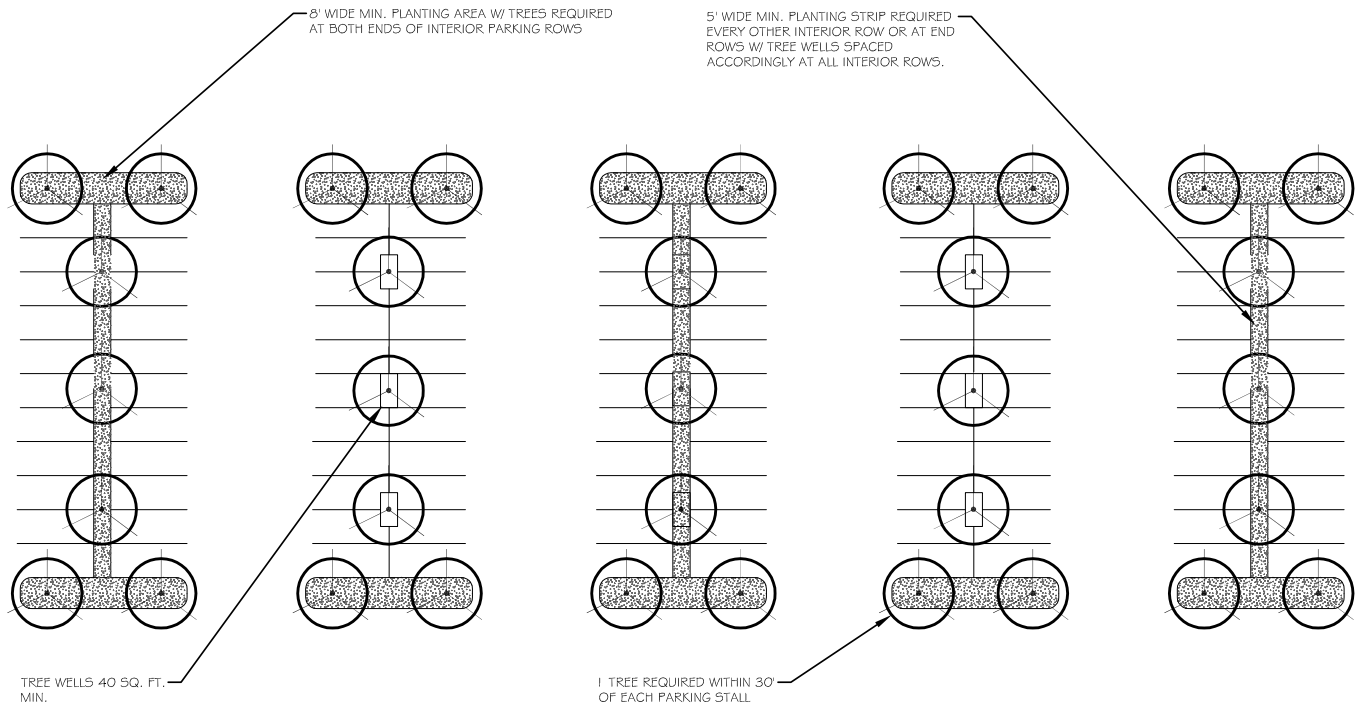
## Fence & Wall Concepts

LILAC HILLS RANCH SPECIFIC PLAN



## Parking Area Bioretention

no scale



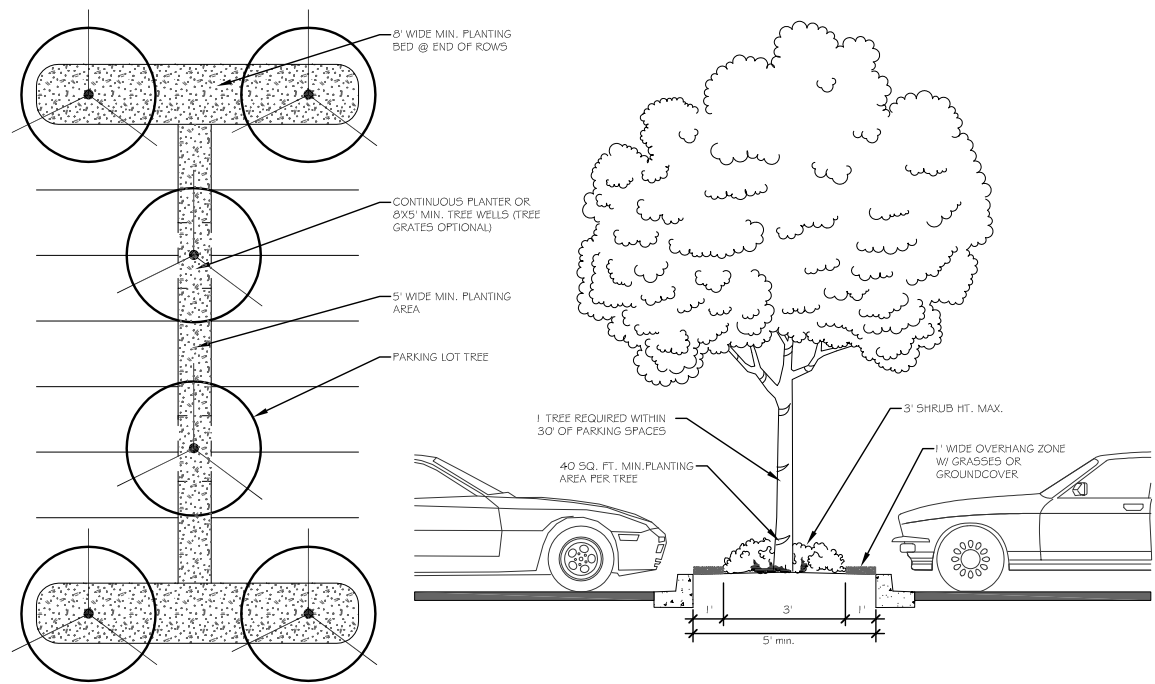
## Large Commercial Parking Area Landscaping (100,000 s.f. and greater)

no scale

## Parking Area Landscaping

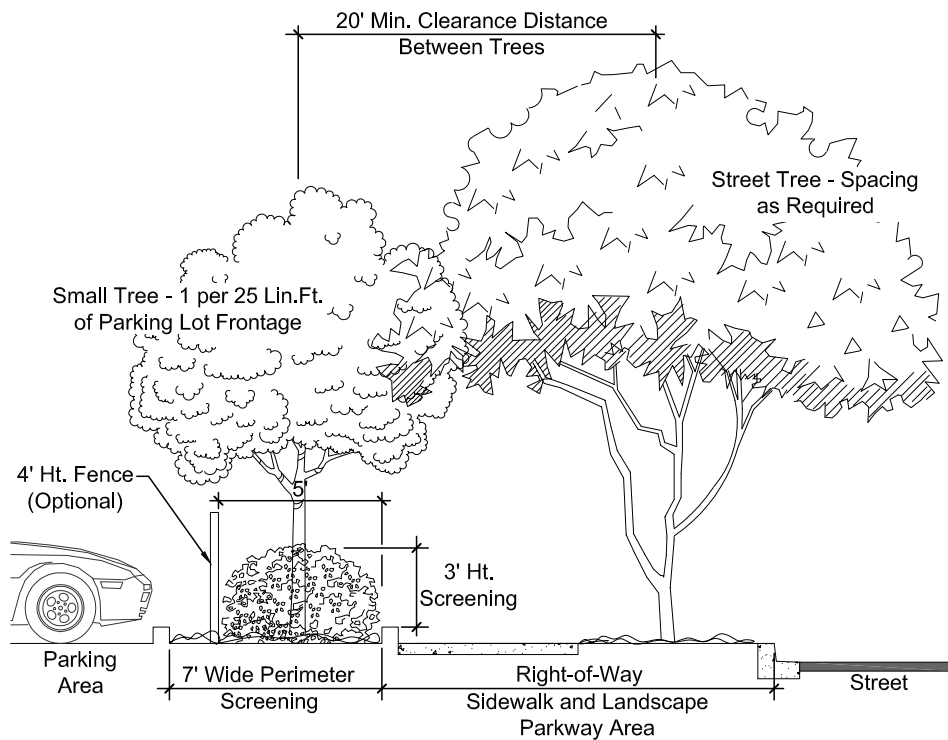
LILAC HILLS RANCH SPECIFIC PLAN





## Parking Area Landscaping

no scale



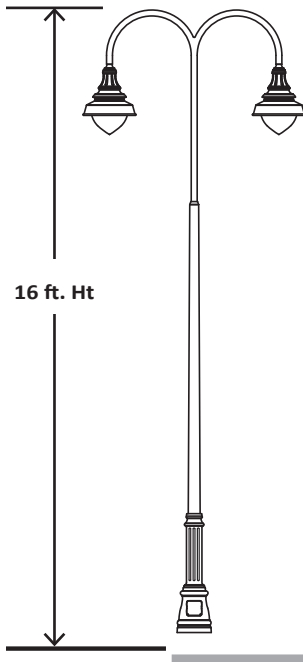
## Parking Area Perimeter Screening

no scale

# Parking Area Landscaping

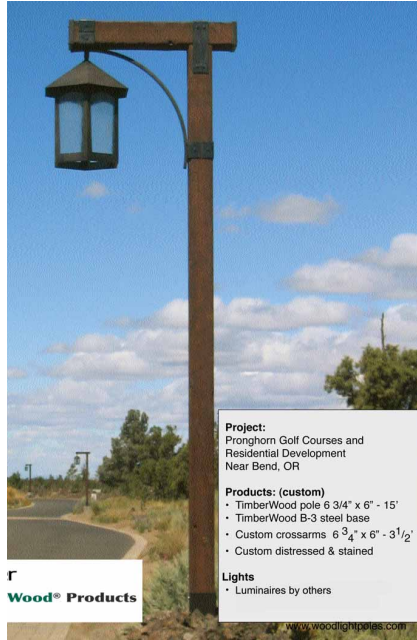
LILAC HILLS RANCH SPECIFIC PLAN



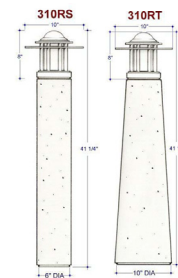


16 ft. Ht

**Street Lights**  
no scale



**Walkway Lighting**



42" Ht

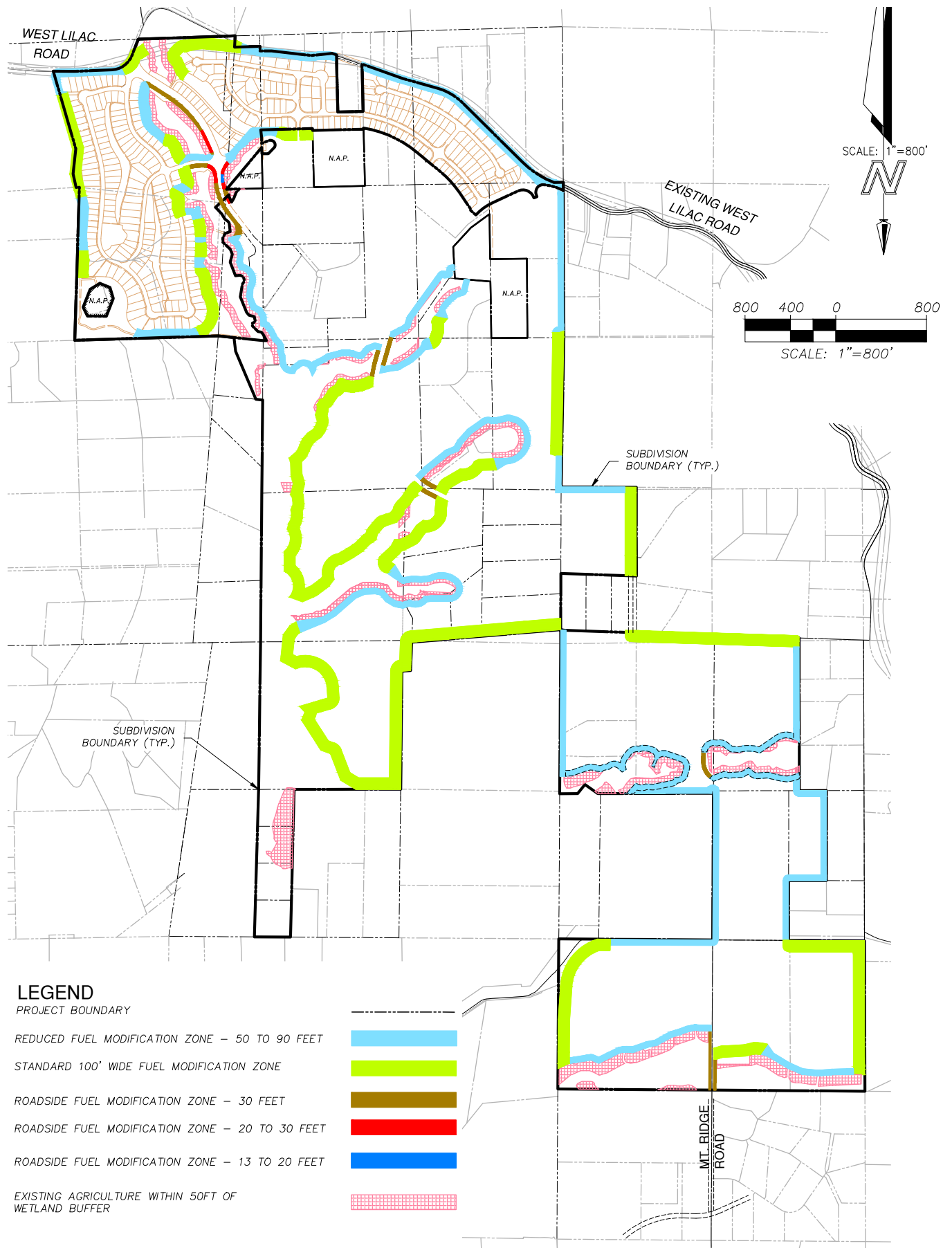
**Bollards**

**Pedestrian Scaled Lighting**  
no scale

## Lighting Concepts

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 136

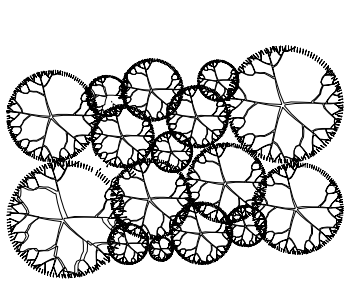


## Fire Protection Plan

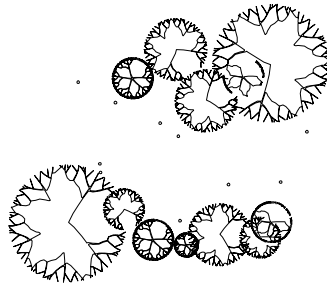
LILAC HILLS RANCH SPECIFIC PLAN

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FIGURE 137

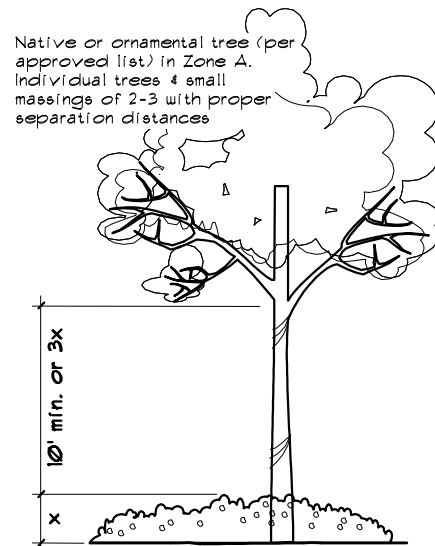


100% Canopy Coverage: solid foliage mass with no spaces between plants

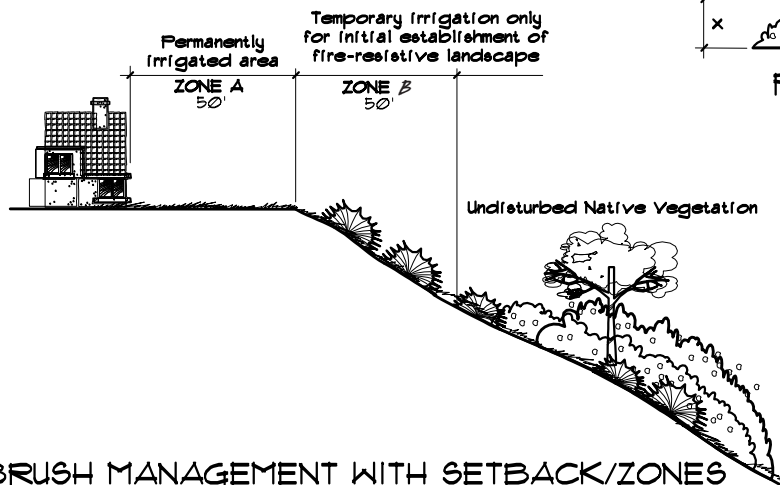


Reduced to 50% by combination of clearing and thinning canopy coverage, including removal of undesirable species.

## PRUNING AND THINNING



## PRUNING AND THINNING



## BRUSH MANAGEMENT WITH SETBACK/ZONES

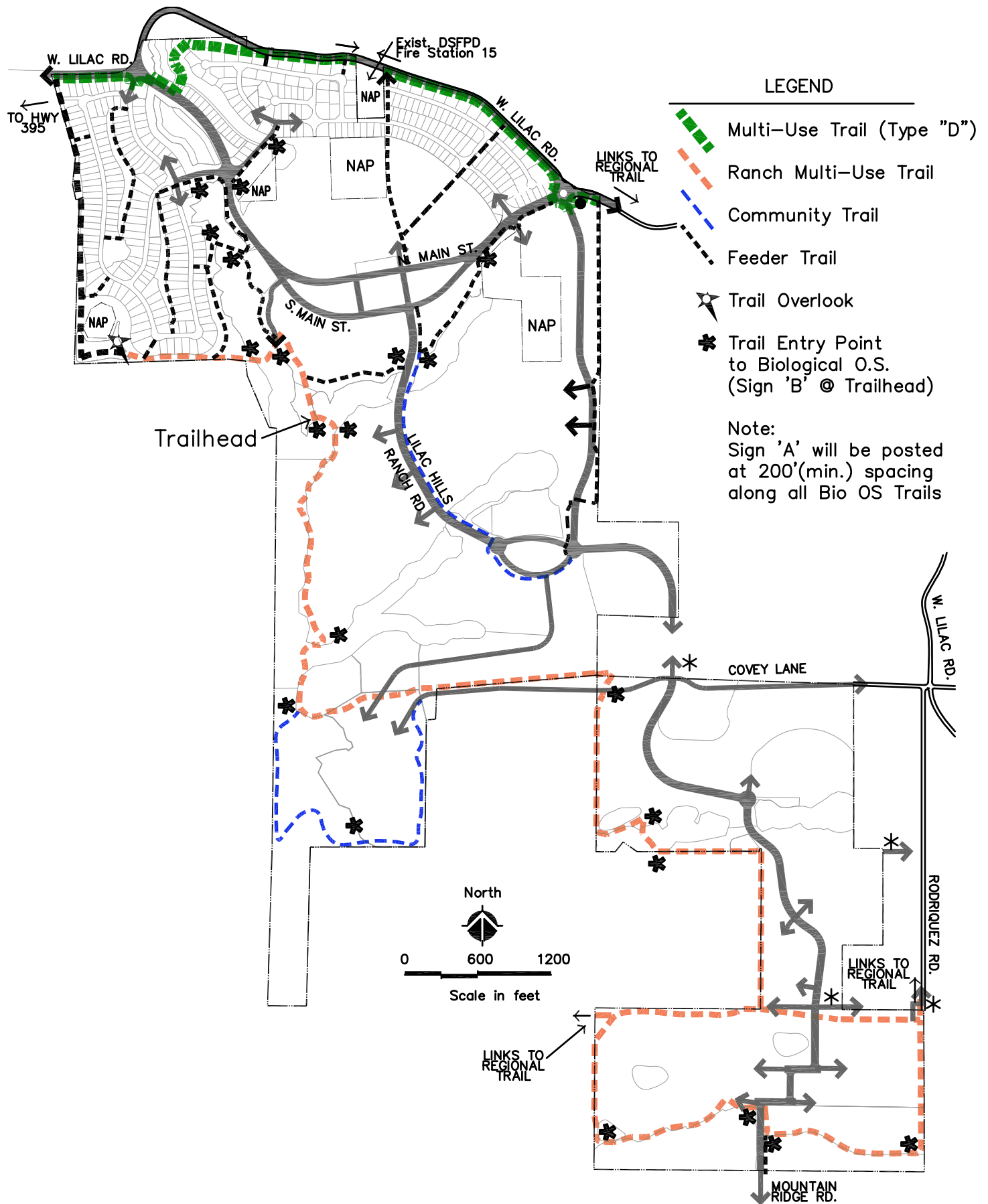
### MAINTENANCE

Year-round maintenance will be done yearlong and include the following:

- Prune and thin trees around structures to a min. of 20' canopy separation.
- Branches overhanging roofs will be removed.
- Trash and combustible debris will be cleared from gutters, roofs, and around structures.
- Irrigation systems will be maintained in full working condition.

# Fuel Management Setback Zones

LILAC HILLS RANCH SPECIFIC PLAN



## Biological Open Space Signage & Trails

LILAC HILLS RANCH SPECIFIC PLAN

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FIGURE 139

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# Lilac Hills Ranch SPECIFIC PLAN

*Lilac Hills Ranch Town Square*



*Community Trail*



## IV. IMPLEMENTATION

- A. Community Phasing*
- B. Subsequent Government Actions*
- C. Amending the Specific Plan*
- D. Maintenance Responsibilities*
- E. Public Facilities Finance Plan (PFFP)*

IV. IMPLEMENTATION

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## IV. Implementation

### A. Community Phasing

#### 1. Community Phasing Plan Description

Construction is anticipated to occur over an eight to twelve year period in response to market demands and in accordance with a logical and orderly expansion of roadways, public utilities, and infrastructure. Phasing is implemented through the recording of the Final Maps. Due to changing market conditions, the actual construction of dwelling units in Lilac Hills Ranch is non-sequential. As long as infrastructure necessary to serve the planned development is in place, and the San Diego County Department of Public Works approves the proposed infrastructure phasing (see **Figure 15 - Phasing Plan**), sub-areas may develop in any order.

The project when constructed will include neighborhood serving commercial development within one-half mile or less for all residential dwelling units and will therefore accomplish the goal of providing a “walkable community.” County and national standards do not require that the commercial units be established and available for the first or any other particular phase of development as the commercial uses need to first have the market base in order to move forward.

The Proposed Community would require grading and improvements, including fuel modification zones, to approximately 504 acres of the site. Grading has been designed to minimize impacts to areas that meet the County RPO steep slope criteria with 99.7% of all grading outside of the RPO steep slope area. Both cuts and fills are proposed within each grading area. Fill material would be transferred between the areas as required. Roadways would be constructed as traffic demand requires. Depths of cuts have been minimized to reduce the possible need for blasting.

The maximum (worst case) assumed grading/construction conditions would entail 50 acres under grading at the same time. The total anticipated disturbance area on site would be 504 acres. Less than 50 acres of the site would be disturbed on any given day under this worse-case scenario. Required roadway improvements would be constructed in phases, as needed to ensure that improvements are in place at the time of need. The draft Traffic Impact Study outlines when the roadway improvements would occur in relation to Community phasing.

#### 2. Community Phasing Standards

The following standards relate to the Lilac Hills Ranch phasing program:

- a) Prior to recordation of an implementing final subdivision map, improvement plans and/or landscape plans shall be submitted to the County Department of Planning and Development Services for approval. The improvement plans or landscape plans shall include: 1) final grading plan, 2) street improvement plans; 3) fence

IV. IMPLEMENTATION

- treatment plans; 4) special treatment or buffer area treatment plans, and 5) irrigation plans prepared by a certified landscape architect;
- b) Prior to recordation of any implementing final subdivision map, a Park Site Plan for that phase shall be submitted to and approved by the Director of the County Department of Parks and Recreation. Park Site Plan shall include full plans and specifications.
  - c) Concurrent with the recordation of the Final Map for phase 3 of development, the developer shall enter into an agreement with the County Department of Parks and Recreation to construct and convey a turn-key public park P-10 concurrent with the construction of Phase 3. This agreement shall be accompanied by security sufficient to cover, but not exceed, the cost of all improvements per the approved Park Site Plan and in the form and amount specified by the Director of Department of Parks and Recreation to ensure the applicant's performance of the terms of the agreement.
  - d) The first Final Map recorded for each Specific Plan phase shall include all Open Space planning areas within the Phase in a dedicated open space easement.
  - e) Each Planning Area shall include development of adjacent landscaped areas and applicable infrastructure.
  - f) Construction of the development identified herein, including recordation of final subdivision maps, may be staged progressively, provided adequate vehicular access, public facilities, and infrastructure are constructed to adequately service the dwelling units, or as needed for public health and safety.

**B. Subsequent Government Actions**

**1. County of San Diego**

Subsequent actions by the County include, but are not limited to, final maps, site plans, major and/or minor use permits, and grading and building permits.

**a. Site Plans**

All of the single family residential development (detached or attached) will require that a Site Plan application, per the "V" Setback Regulator and "D" designator, shall be submitted and approved for each Tentative Map application.

The "V" Setback requires a Site Plan to establish the setbacks for all lots within a given development application. Each Site Plan shall show the setbacks conforming to the minimum standards shown in the appropriate Development Standards table in Section III. The Site Plan requirement for the "V" setback and the Site Plan requirement for the "B," or "D" development regulators may be combined into one application.

Uses (including mixed-use development) within the Town Center and within the Neighborhood Centers will be further regulated by the application of the "B" Special Area Development Regulator which requires that development applications shall also

include a Site Plan which shall be reviewed by the Valley Center Design Review Board prior to a decision on such Site Plan being made by the Department of Planning and Development Services. The review process by the VCDRB is to determine whether the Site Plan conforms to the standards for the particular use under the Valley Center Design Guidelines. Their review and recommendation is forwarded to the PDS for consideration. The review and decision process by PDS shall be based on determining whether such Site Plan is in substantial compliance with the standards and guidelines of this Specific Plan and the VC Design Guidelines.

There are no private parks proposed in the area with the C34 Use Regulation.

The following Civic Uses allowed by the Specific Plan will require approval of Site Plans: The recycling facility (RF) in Phase 2 which is co-located with the trailhead (although not required, those details are included on the Site Plan).

#### **b. Minor Use Permits**

The Community clock tower in the Town Center will require a Minor Use Permit per Section 2344-a. The conceptual design of the tower is shown in **Figure 93 - Community Clock Tower**, and the structure is allowed to be a maximum of 60 feet in height. The tower may include radio and cellular facilities with the approval of the necessary regulatory permits.

#### **c. Major Use Permits**

- i. The on-site WRF located in Phase 3 if constructed will require a Major Use Permit from the County of San Diego;
- ii. The site designated PR on the Specific Plan map will allow a private recreational facility that will be a major impact services Use Type and will require a Major Use Permit per Section 2345-a.
- iii. The Group Residential/Group Care facility in Phase 4 includes both a Group Residential use (which does not require a discretionary permit) and a Group Care facility which requires a Major Use permit. Both uses are co-located on the same property and in the same facility and both will be included with the Major Use Permit application;
- iv. The Senior Community Center located in a private park in Phase 4 will be a major impact services Use Type and will require a Major Use Permit per Section 2345-a.; and,
- v. The Institutional Use site in Phase 5 will also require a Major Use Permit. There are several land uses that can be accommodated on this site, all of which are limited to the kinds of uses detailed in Section 1348 of the Zoning Ordinance (Civic Assembly) and all are permitted with the approval of a Major use permit.



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**2. Other Regulatory Actions**

Other actions by regulatory and trustee agencies include:

- a) 4(d) Habitat Loss Permit issued by the County of San Diego the U. S. Fish and Wildlife Service and the California Department of Fish and Game;
- b) Section 404 Permit by the U.S. Army Corps of Engineers;
- c) 1603 Streambed Alteration Agreement is required from the California Department of Fish and Game for any channel modifications;
- d) National Pollution Discharge Elimination System (NPDES) General Permit for Stormwater Discharges is required from the State Water Resources Control Board. In addition, an NPDES Municipal Storm Water Permit Compliance must be issued from the County of San Diego and the California Regional Water Quality Control Board. This same Board must also issue a General Waste Discharge Permit for Groundwater Extraction Waste Discharges and a Waste Discharge Permit for the WRF;
- e) Water Treatment Device Certification from the California Department of Health Services for the WRF;
- f) Operating Permit for the emergency generators for the pump stations by the Air Quality Management Board and the WRF;
- g) Section 401 Water Quality Certification or a waiver thereof from the Regional Water Quality Control Board pursuant to the federal Clean Water Act; and,
- h) Encroachment permits maybe required from Caltrans.

**3. State of California**

Lilac Hills Ranch includes a Senior Citizen Neighborhood as a major component of the Specific Plan. The Senior Citizen Neighborhood (Phases 4 and 5) includes 175 acres and 468 dwelling units. The Senior Citizen Neighborhood will be exclusively reserved for senior citizens over the age of 55 per Civil Code Section 51.3 (b-1).

To comply with concerns regarding civil rights discrimination in housing the State of California enacted Section 51.3 of the Civil Code to provide an exclusion for senior residential housing development which has a minimum of 35 dwelling units. The Lilac Hills Ranch Community clearly meets the standard and is therefore required under Section 51.3 (b-4) to file for and obtain a Public Report pursuant to as a senior citizen housing development under Section 11010.05 of the Business and Professions Code.

**C. Amending the Specific Plan**

This specific plan can be amended pursuant to a valid permit application being submitted and processed to final hearing before the Board of Supervisors pursuant to the process published by the County of San Diego; and minor modifications that substantially conform to the provisions of the specific plan may be approved by the PDS Director provided the

overall character of the Community is maintained. Minor modifications include changes such as; the addition of public or private parks, relocation of parks within the same planning area, reconfiguration of parks so long as the total park area does not decrease, minor reconfigurations of the individual planning areas to accommodate unforeseen circumstances providing the gross area of any planning area is not changed by more than fifteen percent and minor adjustments in the location of private road segments so long as they still fulfill their assigned traffic function as described in the Traffic Impact Analysis. Amendments to the boundaries between the residential and commercial areas will require amendments to the General Plan maps, rezones and amendments to the Specific Plan.

#### **D. Maintenance Responsibilities**

Maintenance responsibilities for Lilac Hills Ranch shall be as follows:

1. The public park site (P-10) shall be owned by the County of San Diego Parks and Recreation or the local parks and recreation district, subject to change pending further discussions with the Department. Maintenance responsibilities for the public park will be determined by DPR or local parks and recreation district (depending on ownership) and may include contracting to the HOA.
2. Maintenance of the two County Master Trails System trails on-site shall be the responsibility of the County Parks and Recreation Department, a County Service Agency or another appropriately designated public agency or responsible private group.
3. Maintenance of the Lilac Hills Ranch Public Trails System on-site shall be the responsibility of the Lilac Hills Ranch HOA.
4. Maintenance of the dedicated open space shall be the responsibility of an appropriate entity recognized to protect the public interest and having the ability to maintain and enforce protection of open space, as described in the Resource Management Plan.
5. Maintenance of landscaping for any brush management areas within individual lots will be the responsibility of the homeowner or HOA.
6. Private streets, landscaped parkways, entry monuments and gates, and common area slopes, shall be maintained by property owners in the Community through the HOA or assessment mechanism such as a Landscape Maintenance District.
7. The WRF is anticipated to be owned and operated by the VCMWD.
8. The private road system within the Community boundaries shall be maintained by the property owners in the Community through the HOA or assessment mechanism such as an LMD.
9. The landscaping within the pathway for the on-site portion of the West Lilac Road shall be maintained by a Landscape Maintenance District (LMD).
10. The Recycling Facility (RF) will be owned by the HOA which will be responsible for the site's maintenance

## **E. Public Facilities Finance Plan (PFFP)**

Development of Lilac Hills Ranch requires the provision of adequate public facilities and services. The following summary identifies on and offsite services required to be available at the time of need as well as a description of financing options for their implementation.

Required Facilities

### **1. Circulation Improvements**

Public road improvements and mitigation measures for traffic impacts are identified in the *Traffic Impact Analysis for the Lilac Hills Ranch*. Community improvements include the following:

- a. West Lilac Road;
- b. Additional off-site and on-site public road improvements are to be identified in the traffic study.

### **2. Drainage Facilities and Storm Water Management Improvements**

The Lilac Hills Ranch *Preliminary Drainage Study and the Lilac Hills Ranch Storm Water Management Plan (SWMP)* identifies required facilities to control drainage and protect water quality. Improvements include detention basins as described in the Drainage Study and Best Management Practices as described in the SWMP.

### **3. Water Facilities**

The *Water Service for the Lilac Hills Ranch Community in the Valley Center Municipal Water District* describes the required water facility improvements including off-site extensions of water mains. New water service within the development consists of a 12-inch backbone water line extending from north to south through the Community. This new 12-inch water main will connect to the existing 12-inch water line in West Lilac Road as well as connecting to the existing 18-inch water line running east-west through the south portion of the Community. Extending from the 12-inch backbone water main will be 8-inch lines in the residential neighborhoods and appropriately sized lines to serve the schools and park area. Pressure regulators are provided to maintain appropriate pressure in lower elevations of the site.

Offsite water facilities are not anticipated because the existing network of potable water distribution piping in the vicinity of the Community is capable of providing adequate flow and pressure to the site. In addition, existing potable water storage within the water service zone is sufficient to accommodate the storage needs of the Community. The Community shall make improvements to existing storage facilities as required by the VCMWD

#### **4. Water Reclamation Facility**

Wastewater collection, conveyance, treatment, and disposal will be achieved based on plans reviewed and approved by the Valley Center Municipal Water District (VCMWD). The Wastewater Management Alternatives Report for the Lilac Hills Ranch Community identifies four alternatives for the treatment of the project's wastewater. The VCMWD preferred alternative is that the on-site generated wastewater for the initial phases be treated at the VCMWD Lower Moosa Canyon Water Reclamation Facility. Effluent generated by the project (as well as the 16 existing home sites and six not-a-part parcels) would be pumped into a force main and would be routed south, off-site to the existing VCMWD Lower Moosa Canyon Water Reclamation Facility. A Water Reclamation Facility may also be constructed on-site to treat wastewater generated by the project. An MUP is being processed concurrent with this EIR for the on-site treatment facility. The on-site Water Reclamation Facility could be either of the following: 1) on-site Water Reclamation Facility with solid treatment or 2) on-site Water Reclamation Facility without solid treatment (scalping plant). The ultimate treatment of wastewater for future phases of the project would be under the discretion of the VCMWD.

Wastewater will be collected in gravity sewers; gravity flow will be maintained to the extent possible. Due to the Community topography, up to four wastewater lift stations may be necessary to pump wastewater to the main gravity flow collection system. The backbone gravity wastewater system will convey wastewater to the designated wastewater treatment plant for treatment. Disposal of treated wastewater will be by recycling the treated effluent for irrigation of landscaping within the community or as otherwise approved by the VCMWD.

Under all scenarios, a recycled water booster pump station will be incorporated into the treatment facility site plan. This pump station could deliver recycled water to the irrigation system within the community or service area of the VCMWD. Some of the alternatives include offsite infrastructure improvements and new facilities.

#### **5. Fire, Paramedic and Law Enforcement Services and Facilities**

The Deer Springs Fire Protection District will provide fire and paramedic services. There are three Deer Springs Fire Protection District fire stations located in the DSFPD; Station 11 (District Headquarters) at 8709 Circle R Drive, Escondido, CA 92026; Station 12 at 1321 Deer Springs Road, San Marcos, CA 92069; and Station 13 at 10308 Meadow Glen Way East Escondido, CA 92026.

The "closest" fire station to the project site is CAL FIRE's Miller Station (Station 15) operated in conjunction with DSFPD at 9127 West Lilac Road, located adjacent to the proposed development and approximately 2.3 miles from the furthest structure when the development is fully constructed. Miller Station consists of a 3,000 square foot fire station located on a 2-acre parcel and is staffed by a three member crew. This station receives funding from the County of San Diego, for extension of its use during the non-

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fire season under an Amador contract. The travel time from the Miller Station site to the furthest structure when all phases of the proposed development are completed would be approximately 4.5 minutes, below the 5-minute travel time requirement.

DSFPD identified Fire Station 11 as the “primary” fire station for the project in the Project Facility Availability Form (PFAF). Response times from Station 11 do not fully meet the time standards identified by the County General Plan (Dudek and Hunt Research Corp, January 2013).

The additional response to emergency calls from the project could result in an increase from 2.0 calls per day to 3.9 calls per day at build out. As discussed in the FPP, even though the call volume would be doubled, the stations would be able to absorb the additional calls generated by the project at build out, and with any of the three following options, the project would meet the County’s travel times:

**Option 1:** This option includes DSFPD and/or SDCFA and CAL FIRE agreeing that CAL FIRE’s Station 15 (Miller Station) would provide primary response to project emergencies. This option would include a new fire station or a remodel of the existing Station 15 site, and a new Type I engine. This would require a new agreement between DSFPD and/or SDCFA, and CALFIRE.

**Option 2:** This option would include a new separate DSFPD fire station on the CAL FIRE Station 15 site in order for such facility to be completely independent from CAL FIRE. This option would include an agreement between DSFPD with CAL FIRE to either remodel Station 15 to co-locate and staff a DSFPD Type I paramedic engine on the site with CAL FIRE or the construction of a completely separate DSFPD station. The new station or remodel would accommodate an engine from station 11 or a new engine purchased for the new facility. This would require an amendment to the existing Amador Agreement with CAL FIRE.

**Option 3:** If an agreement cannot be reached between SDCFA and/or DSFPD and CAL FIRE (Option 1) or between DSFPD and CAL FIRE (Option 2), a new fire station would be constructed within the Lilac Hills Ranch Project. A Type I paramedic engine would be added at the station. The engine could either be reassigned from Station 11 or a new Type I purchased for the Station. The construction of a new fire station would be triggered upon the construction of any lot outside the 5 minute response time, equivalent to the 54<sup>th</sup> unit in Phase 1. If DSFPD agrees, a temporary on-site fire station could be constructed at the same trigger.

Each of these options would result in emergency fire and medical response throughout the Lilac Hills Ranch project within the County travel time requirements. In addition, there would be benefits to the existing community emergency response system. The cost effectiveness and efficiency of the options varies, with Option 1 representing the most efficient and Option 3 the least efficient use of available funding.



## **6. Schools, Parks, Open Space and Trails**

School services are provided by the Fallbrook Union High School District, the Valley Center-Pauma Unified School District, and the Bonsall Unified School District. School fees are paid prior to building permit. A K-8 school site is provided in the Lilac Hills Ranch Community.

## **7. Recreational Facilities and Open Space**

Lilac Hills Ranch provides 103.6 acres of biological open space that will be preserved within a permanent biological open space easement. P-10 is a public park in accordance with requirements of the County's Park Lands Dedication Ordinance. The park site would be located adjacent to the school site and private recreation facility that will ensure its location near other Community oriented public facilities. The facility will be both dedicated to the County and constructed as a 'turnkey' facility by the Project and maintained as a County public recreational facility. An on-going funding mechanism must be established and adequate revenue must be generated prior to the County assuming operations and maintenance responsibilities of the public park. The funding mechanism may be one of the finance options listed below and must be agreed upon by the County Department of Parks and Recreation. There will, in addition, be 14 private parks maintained by the HOA throughout the Community. Private parks will be included in the design of each Implementing Tentative Map. The Community implements both public and private multi-use trails as components of the County trails system.

## **8. Financing Options**

Financing the above-mentioned facilities requires utilizing appropriate public facilities financing mechanisms to secure their acquisition, construction, and maintenance. No property outside of the project will be included in any of these financing options. The financing options include:

### **a. County Service Area**

Property owners within the County have the option of assessing their properties for a higher level of service. These services could include construction, operation, and maintenance of facilities. For example, a County Service Area could be established for the construction and maintenance of the local park, park site, and recreational trails in Lilac Hills Ranch.

### **b. Mello-Roos Community Facilities Act**

This Act authorizes the formation of Community Facilities Districts (CFD) which authorize the financing of certain public services or facilities through approved special taxes. The Mello-Roos Act can provide funding for the purchase, construction, expansion, rehabilitation, or maintenance of open space, parks, recreation, or parkway facilities, on and off-site streets, drainage and storm water management, water, sewer, recycled water facilities, community power generation, fire, paramedic, and

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police/sheriff facilities, public service facilities, and educational facilities. At the appropriate time, the Community will submit a completed CFD Application as required under the Counties adopted CFD Goals and Policies (Board of Supervisors Policy I-136). The Community understands that any CFD formed through the County requires approval from the County Board of Supervisors.

**c. Infrastructure Financing District**

An Infrastructure Financing District (IFD) is a financing mechanism used to finance infrastructure improvements from tax increment growth in assessed values. An IFD can provide funding for facilities of a Community wide benefit including but not limited to roadways, sewer and water, flood control and park and recreational facilities.

**d. Assessment Districts**

This financing mechanism is used where the value or benefit of a particular improvement is assignable to particular properties. Assessments are levied in exact amounts on individual properties based on the specific benefits each parcel receives from the said improvement. Special assessments are used for both publicly dedicated on-site and off-site improvements.

Generally, public type improvements are financed through Assessment Districts, including Community Facilities Districts (CFD), County Maintenance Districts (CMD), and Landscape Maintenance Districts (LMD). Assessments are levied and bonds issued to fund the construction of public improvements. Bonded indebtedness is a collective responsibility of all parcels within the Assessment District. The bond issue is a lien against each property with a special assessment. Bonds are not issued to represent individual parcels but are pooled in marketable denominations. Assessments for the construction of infrastructure improvements are predominantly administered through the following legislation: the Improvement Act of 1911; the Municipal Improvement Act of 1913; and the Improvement Bond Act of 1915.

**e. Dedication**

Dedication of land by developers for public facilities is a simple and direct financing tool used throughout the State. Land dedications may include: road and utility rights-of-way; park sites; open space and trails; Community purpose facility sites; wastewater treatment plant sites including pump station and treated effluent storage sites.

**f. Subdivision Exaction**

The exaction of local or Community level public improvements are required by jurisdictions under the Subdivision Map Act (SMA) for subdivisions. The SMA requires individual development projects to fund and/or construct local street, utility and associated recreational improvements. Projects are conditioned for specific exaction, where appropriate, to insure the construction of facilities phased with the actual development.

**g. Development Fees**

As an alternative to direct exaction, an increasing number of communities require payments of impact or development fees to finance local public improvements. These fees compensate the Community for the extra costs of public facilities caused by the development. The fee is typically collected at time of a building permit issuance, with the proceeds placed in a fund designated for the construction of certain facilities. Generally, fees are collected to fund traffic mitigation; parks and recreational facilities; fire facilities and services; schools; drainage and flood control facilities; as well as water and sewer facilities.

**h. Developer Reimbursement Agreements**

For area-wide facilities required to be constructed on-site, off-site, and/or oversized to accommodate future development, a Developer Reimbursement Agreement provides a mechanism for future payback (reimbursement) to the developer for the additional costs of these facilities. Subsequent development Communities pay their "fair share" portion of the appropriate costs for a shared facility with area wide benefits. Upon collection of a developer's share, the County reimburses the initial developer.

**i. Habitat Management**

The recently amended Lighting and Landscaping Act, Streets and Highways Code, Section 22500 et. seq. allows for the establishment of a Habitat Maintenance District (HMD) for maintenance of open space areas dedicated to the County (or habitat management agency acceptable to the County). An HMD is an assessment district established by the County to provide long-term maintenance of natural habitats.

**9. Finance Plan**

The public facilities and services required to support Lilac Hills Ranch are intended to be financed on an equitable basis to ensure that all parcels within the Specific Plan area, and no parcels outside of the Specific Plan area are equitably assessed for the benefit accruing from the public improvements, using various sources and methods of public and private financing. Infrastructure improvements require long term financing. However, long-term financing strategies may be combined with short-term financing methods when advantageous for reasons of timing or economics with prior approval of the County.

Development of Lilac Hills Ranch requires the provision of adequate public facilities and services. Technical studies prepared for Lilac Hills Ranch identifies the Community's impact on existing facilities and the improvements required to serve the Community. These studies include the Lilac Hills Ranch Traffic Impact Study, prepared by Chen Ryan and Associates; the Overview of Water Service for Lilac Hills Ranch and the Wastewater Management Alternatives for the Lilac Hills Ranch Community, prepared by Dexter Wilson Engineering, Inc.; and, the Fire Protection Plan and Evacuation Plan, prepared by FireWise 2000, Inc. The public facilities and

## IV. IMPLEMENTATION

services required to support Lilac Hills Ranch are to be available when needed and financed to ensure that all parcels within the Specific Plan area are equitably assessed for the benefit accruing from the public improvements, using various sources and methods of public and private financing.

**Table 11** below summarizes on and off site services required to be available at the time of need as well as a description of the recommended financing option(s) or their implementation. The recommended financing mechanisms are provided as guidelines and should not be considered as final recommendations. Actual implementation of a specific financing mechanism will be accomplished pursuant to certain proceedings as established by special districts, the County of San Diego, and relevant State and Federal laws.

**Table 11 - Facility and Improvement Financing**

Required Facility	Recommended Financing Mechanism(s)
Off-site Highway and Street Improvements	Developer and/or Formation of Assessment District (AD)/Community Facilities District (CFD)/Infrastructure Financing District (IFD) and/or Reimbursement Agreements
Circulation Street Improvements and Expansion	Developer and/or Formation of AD/CFD/IFD and/or Reimbursement Agreements
Drainage and Storm Water Management	Developer and/or Formation of AD/CFD/IFD and/or Reimbursement Agreements
Water	Developer improvements and/or Payment to Valley Center Municipal Water District of capacity, and connection fees. All of which may be financed through Formation of AD/CFD/IFD.
Sewer	Developer improvements and/or Payment to Valley Center Municipal Water District of connection fees. All of which may be financed through Formation of AD/CFD/IFD.
Schools	Payment of fees, dedication of land, construction of facilities or financed through a CFD
Parks and Trails	Land dedication, Park land Dedication Ordinance funds, County Service Area participation for maintenance and/or AD/CFD/IFD
Open Space Preserve	Habitat Management District and/or applicable application of Habitat Management Plan, and/or Landscape Maintenance District(LMD)/CFD
Fire, Paramedic and Law Enforcement	Fees, and/or AD/CFD

# Lilac Hills Ranch SPECIFIC PLAN

*Lilac Hills Ranch Promenade*



**Lilac Hills**  
**Ranch**

*Senior Center*



## V. GENERAL PLAN CONFORMANCE

- A. *San Diego County General Plan*
- B. *Chapter 3 - Land Use Element*
- C. *Chapter 4 - Mobility Element*
- D. *Chapter 5 - Conservation & Open Space Element*
- E. *Chapter 6 - Housing Element*
- F. *Chapter 7 - Safety Element*
- G. *Chapter 8 - Noise Element*
- H. *Valley Center Community Plan*
- I. *Bonsall Community Plan*



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## V. GENERAL PLAN CONFORMANCE

Policies applicable to the Lilac Hills Ranch are contained in the Valley Center and Bonsall Community Plans, and San Diego County General Plan. These policies address a variety of issues, including development at appropriate densities and in accordance with existing community character, protection of steep slopes, conservation of sensitive habitats, provision of open space and recreational opportunities, protection of visual amenities, regulation of signage and lighting, and protection against incompatible land uses.

### A. San Diego General Plan

The San Diego County General Plan includes six elements, each with a series of Goals, each one of which is supported by a number of policies which address how the Goal is to be accomplished. The goals, and therefore the policies, all flow from the Guiding Principles which are stated in Chapter 2 of the General Plan. A summary of how the project complies with the Guiding Principles and with each element of the County General Plan is provided below.

#### Guiding Principles

Guiding Principles; Chapter 2 includes ten Guiding Principles which are intended to provide guidance for how the County's future growth can be accommodated while still retaining the County's rural character, economy, sensitive resources and unique communities.

#### **1. Support a reasonable share of projected regional population growth.**

The project supplies a small percentage of the projected regional housing need. The recently adopted General Plan Update was accompanied by an EIR which included estimates about numbers of housing units in this area of the County. These estimates included existing units which could be counted, and assumptions about un-built, approved land development projects and pending land development projects which have been subsequently approved. The estimates regarding the amount of residential units in a given area is important in the development of General Plan documents as they provide a baseline for assessing impacts of future development, ensuring that service levels are adequate and housing needs are met.

#### **2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.**

Lilac Hills Ranch implements this principal because it is located one-quarter mile from a major freeway and is a mixed-use, sustainable, compact community that includes all necessary public services. Lilac Hills Ranch is located within the Valley Center Municipal Water District and the Deer Springs Fire Protection District. Potable water is available on the property. A recycling facility will provide residents with an additional option to sell their recyclables and pick up mulch made from green waste. The Community will locate housing close to retail, services, schools, and jobs allowing for the preservation of an increased

amount of open space, natural habitat, and agriculture that will contribute to the retention of the rural setting and lifestyle of the adjacent community. Civic uses such as a school and public park are located centrally in a school-park complex and are also be located within the mixed-use Town Center and the two Neighborhood Centers which provide additional commercial services. These three complexes ensure that services are available to all residents within a 20 minute (1/2 mile) walk. The commercial and mixed-use Town Center together with the two Neighborhood Centers, school, and facilities related to the age restricted neighborhood will provide a significant number of new jobs within this compact community. An extensive network of trails is provided to further encourage residents to walk and bike throughout the Community. All of these features combine to create a state-of-the-art community that will achieve important planning sustainability goals and policies.

**3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.**

The Community site is located a quarter-mile from the I-15 corridor. The Valley Center Community Plan area is one of the larger adopted planning areas in the County. The General Plan Update identified Valley Center and Bonsall as areas with a greater capacity to grow than other communities in the County. The two existing village core areas of Valley Center are located some 10 miles east of Lilac Hills Ranch while the Village of Bonsall is located approximately 12 miles to the west. It is not anticipated that this village will compete with the existing North and South Villages of Valley Center or with the existing Village of Bonsall since they are approximately 25 minutes away from the Community by car.

Due to the close proximity of the I-15 corridor, Lilac Hills Ranch as proposed is similar in size, scale and intensity of uses to a number of other large scale projects both north and south on I-15 like Hidden Meadows, Welk Village, Castle Creek, Rancho Viejo, Meadowood and Pala Mesa Resort. The services and commercial opportunities built into Lilac Hills Ranch will be available to area residents as well. The commercial and Mixed-Use Town Center together with the two Neighborhood Centers, school, and facilities related to the age restricted neighborhood will provide a significant number of new jobs, enhancing the economic vitality of this portion of northern San Diego County.

**4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.**

Lilac Hills Ranch utilizes the compact model of sustainable village development and includes a variety of small lot sizes and residential mixed-use homes in a compact development footprint. Consequently the development of the less sensitive upland Impacts to wetlands will be minimized and has been designed so that each wetland has no more than one crossing. Lilac Hills Ranch includes approximately 103.6 acres of sensitive biological resources. These are generally located to preserve a major drainage and riparian woodland that forms a major tributary to Moosa Canyon. Moosa Canyon generally parallels I-15 and is a valuable part of the proposed North County MSCP preserve system. While

Lilac Hills Ranch is located outside of the proposed Pre-Approved Mitigation Area (PAMA) where the preserve is to be located, the proximity of the biological open space is such that it could provide a valuable addition to the proposed regional preserve system. Any additional mitigation for biological impacts will be provided within the proposed North County MSCP PAMA as feasible or in some other manner approved by the County. In this manner, a significant contribution will be made to an interconnected preserve system, minimizing the habitat fragmentation that results at a regional level from attempting to save resources on a project-by-project basis.

**5. Ensure that development accounts for physical constraints and natural hazards of the land.**

During the designing of the Lilac Hills Ranch the development footprint was adjusted to account for the few physical constraints on Lilac Hills Ranch. As a consequence approximately 91 percent of the RPO 'steep slopes' are avoided. The few areas that are flood prone are located in open space. The Community comprehensive Fire Protection Plan analyzes the potential fire safety issues of the project area and includes detailed fire prevention measures that will be incorporated into the project design. In addition a 50 to 100 feet wide fuel modification zone is provided around the perimeter of the property and along natural open space areas as required by the Fire Protection Plan. Additional measures are included to ensure that safety is not compromised. Ignition resistant construction provides additional safety.

**6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.**

Lilac Hills Ranch will make improvements to West Lilac Hills Road Mobility Element road addressing long standing safety issues resulting from the sub-standard curves and improvements that exist today. Many of the substandard horizontal and vertical issues present in the existing road will be brought up to standard with the improvements to West Lilac Road. Improvements to West Lilac Road will include development of a major east-west County Master Trail linkage, which is also connected into the extensive project trail network. In addition the project design is based on a compact form of development that includes an extensive network of trails, sidewalks, paseos, and paths that will encourage residents to walk or bike to the Town Center, Neighborhood Centers, and school-park complex. The trail system complements the interconnected network of roads included within the project. As discussed in the Specific Plan text, when the Community reaches a point in its development the NCTDB system will be able to locate a transit stop that has been reserved in the Lilac Hills Town Center. As the discussion included with the Principal indicates the transportation system in the unincorporated areas of the County will rely primarily on the public road network.

**7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.**

Lilac Hills Ranch will be developed in accordance with the compact development model resulting in reduced automobile use and increased opportunities for walking and bicycling. A recycling facility will allow residents an additional opportunity to recycle. Civic uses such as a school and a public park are located centrally in a school-park complex or in the three mixed-use Centers that also provide commercial uses within close proximity to housing. Residents, both within the project and from the surrounding area, will be able to use the extensive trail system to move through the new Community without using their automobiles to go to school, attend recreational activities, or buy necessary goods in Escondido, Fallbrook, Bonsall, and/or Temecula. Lilac Hills Ranch is designed to reduce vehicle trips and emissions by providing services and a community focus where none currently exists.

**8. Preserve agriculture as an integral component of the region's economy, character, and open space network.**

The LARA (Local Agricultural Resources Assessment) Report prepared by Recon Environmental, Inc. to assess the potential Lilac Hills Ranch Community impact on agriculture concluded that the site is not an important agricultural resource. The site received a low rating for soil quality.

By developing this project, growth in the County will be directed to an area that is not considered an important agricultural resource. The compact form of the development will provide a long and steady stream of new housing which will reduce the pressure on more agriculturally productive farms in the Valley Center area from being developed. Notwithstanding the fact that maintaining agriculture in the face of increasing land, water and energy costs will continue to become increasingly difficult. In addition, Lilac Hills Ranch will maintain active agricultural areas within the project's open spaces. Recycled water may be used for irrigation. Provision will be made for a farmers' market in the Town Center to encourage nearby agricultural activities.

**9. Minimize public costs of infrastructure and services and correlate their timing with new development.**

Lilac Hills Ranch implements this principal because it is a mixed-use, sustainable, compact planned community located in close proximity to existing and planned infrastructure and services. Because of its' compact design it requires a less extensive road network and infrastructure to meet its' needs. The Project is located within the Valley Center Municipal Water District and the Deer Springs Fire Protection District. The overwhelming majority of the streets within the project are proposed as private streets but are built to ensure that emergency and safety vehicles can easily access all parts of the new Community. As private streets they will be maintained by the project HOA, and will not therefore require any public costs for their maintenance and upkeep. Services will be phased to ensure they are available when needed. The cost of services will be borne by the residents of Lilac Hills Ranch.



Infrastructure and public services will be paid for by the developer or through a financing mechanism that is applied only to the residents of Lilac Hills Ranch. Payment of transportation impact fees, school fees and other similar fees will ensure that the cost to the public is minimized. Recreation and school facilities will be closer, potentially eliminating or reducing long bus rides for children.

Lilac Hills Ranch also implements this principal in that it includes a number of innovative new technologies seldom seen in County development proposals. A wastewater recycling facility will provide reclaimed water for irrigation. Additionally, an on-site recycling facility will provide additional opportunity for residents to sell their recyclable materials.

Recognize community and stakeholder interests while striving for consensus.

The Community proponents have conducted a multi-year community outreach process including surveys, open houses and workshops, group discussions and one-on-one meetings. The project was extensively redesigned in response to the comments and issues raised during the meetings and workshops held over the past several years. The project has been the subject of review by the VCCPG, BCSG, and VCDRB. Each of these groups will have an opportunity to review and comment on certain future implementation development proposals based on the standards and review authority of each entity.

## **B. Chapter 3 – Land Use Element**

Several of the eighteen Land Use Element goals (3, 5, 6, 9, and 11) seek to encourage and establish compact and efficient land uses that reduce vehicle trips and include a variety of housing types to accommodate a diversity of lifestyles. The Goals express the need for Villages to be compact and include a variety of commercial and civic uses that, again, reduce reliance on the automobile. Villages are expected to be a Community focal point that fosters the development of community pride.

There are several specific Land Use Element goals and policies that merit a short discussion in this summary.

### **Goal LU-1. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.**

The Project is designed in accordance with the Community Development Model. Diagrammatically, the General Plan Community Development Model requires that a village be surrounded by a ring of higher density residential development, followed by outer rings of successively lower density residential areas. Lilac Hills Ranch is designed in the same way, with a village core which includes the highest density areas, and then by areas of lower density. The Project's Town Center contains the densest neighborhoods and a broad range of commercial and civic uses that are supported by a network of local roads, bicycle lanes and walkways that link the neighborhoods with parks, schools, and public areas.

Valley Center and Bonsall have been identified in the General Plan as areas with a greater capacity to grow than other communities in the County.

As a planned community, the Project consists of balanced land uses that have self-sustaining infrastructure and public services. The Project will be located near an existing transportation corridor which reduces the size and number of required roadways. Water and sewer service will be provided by the Valley Center Municipal Water District and fire protection will be provided by the Deer Springs Fire Protection District. Residential uses would be located in close proximity to commercial and civic uses, reducing the number and length of automobile trips. The Project would allow for a reduction in the village's footprint by incorporating open space and retaining natural habitat in its design.

The Project is currently located in an area of existing agricultural uses, which also include existing residential and commercial uses. The LARA Report concluded that the site is not an important agricultural resource and it received a low rating for soil quality and water resources.

The Project will accommodate growth in Valley Center by directing development to an area that has been identified as an agricultural resource of low importance. By concentrating development here, it will reduce the pressure on areas that contain farm land of more agricultural importance and discourage such farms from being developed. Agricultural land of low importance and quality cannot be expected to continue in long term agricultural production due to steady increases in cost and the unpredictability of water supplies.

The Project includes a proposed General Plan Amendment that would replace the Project's Semi-Rural Category Regional Category Designation with the Village Regional Category consistent with the goals and policies of the General Plan. Upon the approval of this amendment the boundaries between Regional Categories will be maintained. Policy LU-1.1 *Assigning Land Use Designations* provides the policy basis for the implementation of the General Plan's Guiding Principles stated desire to see future development accommodate future growth in a compact and sustainable footprint. The policy comes complete with a graphic which illustrates **the Community Development Model** and the policy.

The assignment of land use designations to the Project is based upon the Community Development Model which provides for compact development which begins with a central core in which the highest intensities of development are located. See Goal LU-1 above for a detailed discussion.

The Regional Categories Map and Land Use Maps are graphic representations of the Land Use Framework and the related goals and policies of the General Plan. The Land Use Maps are to be used and interpreted only in conjunction with the text and other figures contained in the General Plan. Since the amendment to the Regional Category Designation and Land Use Designations must be consistent with the goals and policies of the General Plan, changes to the Maps will also be consistent with the General Plan.

Policy *LU-1.2 Leapfrog Development* defines the term, and specifically notes that development proposals which conform to the **Community Development Model** are *not* by definition Leapfrog Development. In essence this policy states that new Villages, outside of existing urban designated areas may be proposed and approved as consistent with the General Plan so long as they;

1. Conform to the Community Development Model, and
2. Provide necessary services and facilities, and
3. Are designed to meet the LEED-Neighborhood Development Certification or an equivalent, and
4. Are within established water and sewer service boundaries.

The Lilac Hills Ranch Specific Plan has been designed to meet and achieve all of these criteria. The application of LEED-ND or an equivalent provisions and project compliance with the other bullets in LU 1.2 are discussed extensively in Chapter II.

Policy *LU-1.8 Density Allocation on Project Sites* states that projects which have more than one Land Use Designation, and which are subject to a Specific Plan are allowed to transfer densities within the project, even across Land Use Designation boundaries. This is a new policy and reverses the practice under the previously adopted General Plan.

The Lilac Hills Ranch includes more than one land use designation, and also establishes 1,746 units as the maximum number of units that will be allowed. The Specific Plan text includes a statement that provides for the distribution of densities within the Specific Plan's development footprint, so long as the maximum number is not exceeded.

Policy *LU-2.2 Relationship of Community Plans to the General Plan* establishes as a matter of General Plan policy that:

1. Community Plans are part of the General Plan and
2. As legally required by State law, Community Plans must be internally consistent with General Plan goals and policies of which they are a part, and
3. That they cannot undermine the policies of the General Plan,
4. Community Plans are subject to amendment by the Board of Supervisors.

This policy explains the relationship between the County's community plans and the General Plan. It clearly states that community plans must be internally consistent with the General Plan's Goals and Policies and cannot be used to undermine the policies of the General Plan. This means that community plans must be read and interpreted in the context of the goals and policies set forth in the General Plan. This policy in particular should be used for guidance when addressing this project's consistency with Goals and Policies of the Valley Center and Bonsall Community Plans.

### **C. Chapter 4 – Mobility Element**

The Mobility Element includes twelve goals. Three of these (Goals 1, 3 and 4) require road networks that are interconnected and safe with multiple points of ingress and egress. The road network within Lilac Hills Ranch consists of public and private streets that form a modified grid which provides multiple points of ingress and egress to the project. The private streets will be to not only accommodate project traffic, but to also meet applicable fire safety standards, ensuring safety and emergency vehicle access. The major point of entry will be provided by West Lilac Road, which forms the northern project boundary, and which is a Mobility Element road. The road will be built so as to provide the County with the needed frontage right of way for the revised classification of 2.2F as proposed by the Mobility Element GPA (Policy M-3.1). The project will minimize traffic congestion in the established surrounding neighborhoods by not including any direct access points from the project's residential driveways, increase travel operations on the road, and provide more area in which to better incorporate buffers and other environmental measures as may be needed.

Access to the Community will also be provided at Covey Lane, Rodriguez Road by Street "B," and Mountain Ridge Road. Covey Lane includes an on-site private road portion and an off-site extension which will become a dedicated public road through the acceptance of existing Irrevocable Offers of Dedication. Both Street "B" and Mountain Ridge Road are private roadways which will be built to meet private road standards (except as modified). Private roads within the senior community will have gates that will provide the rural community character compatible with the surrounding neighborhoods a number of which also include gates on their private access roads. The gates will be able to be opened in the event of an emergency and will increase safety by providing additional evacuation routes for all area residents. Goals 4 and 12 encourage walkability and the creation of trails that, again, encourage walking and biking instead of driving. Lilac Hills Ranch includes sidewalks and paseos along streets within the village and hard and soft surface trails through the open space.

### **D. Chapter 5 – Conservation and Open Space Element**

The Conservation and Open Space Element seeks to conserve and protect all resources to "ensure that they are available for the future." This element includes twenty-four goals. Goals 1, 2, and 3 insure that the natural environment is protected and remains sustainable. Lilac Hills Ranch is a compact, efficient village located in an area with few sensitive resources. Major drainages, supporting wetlands and large stands of oaks are preserved in open space. These drainages form a major tributary to Moosa Canyon, called out as a proposed Pre-Approved Mitigation Area (PAMA) in the draft North County Multiple Species Conservation Program (MSCP). On-site preservation of these areas provides a valuable contribution to the proposed integrated preserve system for northern San Diego County. Lilac Hills Ranch will provide additional contribution to this regional open space system by mitigating for other upland habitats within the proposed PAMA.

The Community has been designed and engineered for the distribution and beneficial use of reclaimed and recycled water.

Lilac Hills Ranch complies with all of the Open Space and Conservation Element goals, and therefore with all of the policies.

## **E. Chapter 6 – Housing Element**

The Housing Element includes six goals, however only the first three are relevant to private developments like the Lilac Hills Ranch. The project is consistent with all of the applicable Housing Element goals. The Project will be served by the Valley Center Municipal Water District and the Deer Springs Fire Protection District (Policy H-1.3). The Community will provide attached single family and residential-mixed-use housing adjacent to the Town Center and two Neighborhood Centers so that residents can walk to commercial uses, recreation and a neighborhood school; and also includes a variety of single family homes on a variety of small lot configuration in keeping with the compact nature of the development footprint (Policies H-1.6 and H-2.2). The Lilac Hills Ranch Community will expand the variety of housing available in this part of northern San Diego County, accommodating a range of incomes and lifestyle choices.

Lilac Hills Ranch has been designed to resemble a rural village within the surrounding natural terrain. The objective of the Project is to provide an environmentally sensitive, residential community compatible with the character of the surrounding area and preserving the existing natural open space, landforms, and topography. (Policies H-2.1,) Lilac Hills Ranch will provide a Town Center, two smaller neighborhood centers, a community trail throughout the Project site, open space buffers, public parks, and a K-8 school site. (Policy H-2.2) The Community recognizes the highly varied, eclectic nature of development in northern San Diego County where well over half of the homes within five miles of the project are on lots less than two acres in size. Within this 5 mile area there are a number of compact planned communities which are surrounded by semi-rural estate lots and agricultural enterprises. In keeping with the existing character of the area, Lilac Hills Ranch proposes a compact new village that will provide a variety of housing types and densities that will provide new opportunities that do not currently exist in this part of the County.

Lilac Hills Ranch also conforms to two important Housing Element policies. Policy H 1.5, Senior and Affordable Housing near Shopping and Services directs projects to provide opportunities for senior housing and affordable housing development within Town Centers, transit nodes, and other areas that offer access to shopping and services. The Lilac Hills Ranch has identified 172.2 acres (roughly one third of the development footprint) that will be developed as a Senior Citizen Neighborhood within the Community.

In addition Policy H 1.9 Affordable Housing through General Plan Amendments requires developers to provide an affordable housing component when requesting a General Plan amendment for a large-scale residential project when this is legally permissible. The Lilac Hills Ranch includes areas within the Town Center which are zoned to accommodate



affordable housing densities (25 du/acre) as accepted by the State Department of Housing and Community Development (HCD) in approving the General Plan Housing Element.

## **F. Chapter 7 – Safety Element**

The Safety Element includes some fifteen goals. In designing the Lilac Hills Ranch, every effort has been made to ensure that the project meets or exceeds the Goals and the Policies of this Element. The project has been designed to accommodate fire and emergency accessibility. The Fire Protection Plan, prepared by Firewise 2000, shows that the DSFPD, will have full response capability and capacity to respond to fire emergency incidents on the project.

### **1. Fire Protection**

The entire Project site is encompassed within the boundaries of the Deer Springs Fire Protection District (“DSFPD”). (Policy S-3.4) Fire service to the Project will implement one of three options as described in detail in Section IV E (Public Facilities Finance Plan) 1-e. The Community meets the requirements of the County and DSFPD with respect to access. (Policy S-3.5) The Project’s water supply will meet the water supply requirements of the San Diego County’s Consolidated Fire Code and County of San Diego Fire Code. (Policy S-6.1) The Community will also comply with the County’s fuel management zone requirements. (Policy S-3.6 and S-4.1) Fire resistant landscaping and ignition-resistant construction standards will be used for the Project. (Policies S-3.3, S-3.6, and S- 3.7)

### **2. Law Enforcement**

Law enforcement services will be provided by the San Diego County Sheriff’s Department from the Valley Center Substation, approximately ten miles northeast of the Community. (Goal S-13 and Policy S-13.1)) The Community will provide a roadway network that will provide access for law enforcement personnel throughout the site. (Policy S-14.1)

## **G. Chapter 8 – Noise Element**

The Noise Element includes six goals designed to ensure that the population is not exposed to excessive noise levels. Lilac Hills Ranch complies with all policies which implement the Noise Element goals. For example, Policy N 1.2, noise management strategies is addressed through project design. The interconnected road network disperses traffic throughout the project. Roads are two-lane and the design of the streets keeps speed at a reduced level. Other noise generators such as the recycling facility and the wastewater treatment plant are located away from residential areas and contained in enclosed buildings.

## H. Valley Center Community Plan

The San Diego County General Plan is augmented by the community and sub-area plans. Community Plans must be consistent with the General Plan but can provide additional guidance that reflects the unique nature of each of the unincorporated area's communities. Many of the goals and policies included in the community plan mirror those in the General Plan.

The General Plan clearly describes the relationship between the General Plan and the County's community plans. Community plans must be internally consistent with the General Plan's Goals and Policies and cannot be used to undermine the policies of the General Plan. This means that community plans must be read and interpreted in the context of the goals and policies set forth in the General Plan. This policy in particular should be used for guidance when addressing this project's consistency with Goals and Policies of the Valley Center and Bonsall Community Plans.

As currently written, the Valley Center Community Plan envisions the two existing rural Villages as the only areas recognized on the plan map where urban levels of development are permitted. The Lilac Hills Ranch proposes to add a new rural Village in the north-west corner of the Valley Center Community Plan. As discussed above, the General Plan's goals and policies permit the establishment of a new village that is designed to be consistent with the Community Development Model, provide necessary services and facilities, and meet the LEED-ND Certification or an equivalent.

The Lilac Hills Ranch project proposes, as part of the General Plan Amendment process, to modify the text of the Valley Center Community Plan to be consistent with the General Plan Amendment being proposed by changing the number of rural villages from two to three, and by adding a new Lilac Hills Ranch Specific Plan textual insert following similar descriptions of the other six Specific Plans in the text.

Perhaps the major goal in the Valley Center Community Plan is to maintain its rural character. The theme of this goal is repeated in several policies. One of the general Land Use goals states; "A pattern of development that accommodates people of diverse ages, lifestyles, occupations, and interests with opportunities for village, semi-rural and rural living." Another states "A pattern of development that conserves Valley Center's natural beauty and resources, and retains Valley Center's rural character."

In addressing these goals it must be recognized that residents of San Diego County's unincorporated area enjoy many different aspects of rural living. Large towns (e.g. Valley Center) and small planned communities (e.g. Welk Village, Champagne Village, Hidden Meadows, Circle R Estates), gated communities, equestrian oriented communities, extensive groves and small boutique farms all coexist and create a broad definition of "rural". This is the context in which Lilac Hills Ranch should be considered. Lilac Hills Ranch is a self-contained, sustainable Village that will complement the surrounding rural and agricultural land uses and provide new opportunities for rural living that do not currently exist in that area. This new village will not compete with the downtown Valley Center, 11-

miles to the east. Rather, Lilac Hills Ranch will offer additional services and opportunities to area residents where none currently exist. The project will retain agriculture throughout, reinforcing the agricultural nature of the surrounding area. The major drainages and oak woodlands will be retained, providing definition of neighborhoods within the Community and separation from adjacent uses along the western boundary.

Lilac Hills Ranch includes many different densities and architectural styles that integrate this Community through landscaping, trails and a Town Center to provide community focus. The design guidelines and other provisions of the Specific Plan will ensure that diversity is achieved.

Several goals and policies in the Valley Center Community Plan emphasize that sensitive natural resources should be preserved. Many of these are similar to Conservation and Open Space Element goals and policies in the General Plan. Lilac Hills Ranch is located on a property which has been extensively farmed for sixty years, and as a result the property is largely devoid of sensitive habitat. The exception to this is a tributary to the offsite Moosa Canyon. This drainage and its tributaries support stands of oaks and wetland vegetation. They will be preserved as part of the project, providing a valuable contribution to a proposed integrated open space system. Wetlands that have been disturbed over several decades by agricultural activities will be restored as mitigation for other impacts.

With respect to Mobility, the Valley Center Community Plan reflects residents' concerns about traffic congestion as well as a desire for rural roads; two concerns that are often at odds. Lilac Hills Ranch carefully balances these two concerns in a number of ways. West Lilac Road is included as 'public road' in the County maintained road system but currently exists largely without benefit of a dedicated public right of way along the Community frontage. West Lilac Road along the project's northern frontage will be re-designated from a 2.2C Light Collector to a 2.2F Light Collector per the project's Mobility Element General Plan Amendment. The road improvements will also include a fully improved 8-foot pathway within the road right-of-way. Covey Lane will be improved: (a) the onsite portion segment will be improved at private road standards while the off-site portion will be improved to Public Road standards to provide access to and from the eastern connection with West Lilac Road. Restricted access points into the Community will be provided at Street "B" to Rodriquez and Mountain Ridge Road. Controlling the access will allow these two roads to remain as rural private roads, consistent with the desire of existing residents. However, in an emergency, these two restricted access points can be opened, benefiting residents outside Lilac Hills Ranch by providing additional evacuation routes.

Within Lilac Hills Ranch, an interconnected road network is provided that gives residents multiple ways to access most areas of the new Community. These roads are designed to maintain slower speeds that are more conducive to the village function. Sidewalks and bicycle lanes will encourage the residents to access public areas by walking and biking. An extensive network of trails in the open space will provide more opportunities for residents to walk from their homes to a variety of services and will connect residents with the natural environment. The in-project trail system connects to two regional public trails, providing the

public with the opportunity to walk or bike to the Town Center. The Community will dedicate and improve these two trail segments for the on-site portions only.

Finally, the Public Facilities and Services section of the Valley Center Community Plan includes goals and policies that require provision of adequate services. The Community will be provided water and sewer service by the Valley Center Municipal Water District, with the potential for recycled water that may reduce the projects reliance on imported water. The Community will be provided fire protection by the Deer Springs Fire Protection District. The project is located within three school districts. A recycling facility will reduce the waste stream to existing sanitary landfills. Landscape mitigation demands may be partially augmented by existing wells. Energy conservation measures will be built into buildings while provision is also made for generation of solar energy. All facilities will be phased to ensure that they are available when needed.

## **I. Bonsall Community Plan**

A portion of the Lilac Hills Ranch is also located within the Bonsall Community Plan. Approximately 201-homes are located in the Bonsall Community Plan area and approximately 76 acres of the 608 acre Lilac Hills Ranch (12.5 percent) is located in the Bonsall Community Plan.

As currently written, the Bonsall Community Plan designates three separate areas with the Village Regional Category located in the Olive Hill Road/Mission Road and SR-76 area. The Lilac Hills Ranch project proposes as part of the General Plan Amendment process to modify the text of the Bonsall Community Plan to be consistent with the General Plan Amendment being proposed by changing the number of areas with the Village Regional Category from three to four, and by adding a new Lilac Hills Ranch Specific Plan textual insert following similar descriptions of the other areas in the text.

Land Use Element policies 1.2 and 2.2 will permit the consideration of new rural Villages as consistent with the Land Use Element and the Guiding Principles so long as the specific standards within Policy 1.2 are met.

Perhaps the major goal in the Bonsall Community Plan is the maintenance of rural character. This goal is supported by several policies emphasizing the retention of agriculture and large lot estate development.

As with Valley Center, it must be recognized that residents of northern San Diego County enjoy a variety of homes, lot sizes, small planned communities, gated communities, extensive groves and small boutique farms that form the context in which Bonsall is located and into which Lilac Hills Ranch will be placed. The homes located in the Bonsall portion of the new Village are all single family homes located on variously sized lots that still fit into the compact, walkable goal. The Town Center to which these homes will be oriented is located within a half-mile, or an approximately 20-minute walk. This new Village will not compete with the existing village of Bonsall located approximately 7-miles to the west. Rather, Lilac Hills Ranch will complement surrounding agricultural and estate uses, and

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provide additional opportunities for community activities and commercial services where none currently exist.

Several goals and policies in the Bonsall Community Plan emphasize that sensitive natural resources should be preserved. Lilac Hills Ranch includes an extensive oak riparian network which will be retained. Wetland restoration and enhancement will replace disturbed wetlands, ensuring no net loss of such habitats. Additional policies call for grading to be limited in steep slope areas and for topography to be retained. Less than 15 percent of Lilac Hills Ranch meets the definition of steep slopes under RPO, and less than 1.5 acres of those steep slopes are graded. In general, the grading plan retains the rolling “shape” of the property. Less than 2,300 yards of material will be moved per house.

The Bonsall Community Plan calls for safe roads, community services provided as needed and adequate water and wastewater treatment systems. With respect to roads, only a small percentage of traffic from Lilac Hills Ranch will use roads within the Bonsall Community Plan area with the exception of West Lilac Road, Old Highway 395 and I-15. The portion of West Lilac Road in Bonsall will remain as is except for the addition of the Regional Trail link. West Lilac Road will be the major east-west collector through the project. Signal and intersection improvements detailed in the Traffic Impact Study will ensure that local roads within the Bonsall Community Plan will operate as envisioned in the General Plan Mobility Element. All Community services, such as schools and parks, will be provided by the applicant. Approximately seven public parks (totaling 21 acres) will be provided. These parks, as well as the privately owned Village Green are accessible to all residents, including those in the Bonsall Community Plan. Water will be provided by the Valley Center Municipal Water District. VCMWD will also provide wastewater treatment via an onsite or offsite facility that will make reclaimed water available to this portion of their district.

Lilac Hills Ranch  
SPECIFIC PLAN

**VI. APPENDICES**





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